

*Performance beyond the measure*

**URBAN & RURAL**

Planners • Development Consultants • Surveyors  
Member of Urban Development Institute of Australia  
Member of Spatial Queensland

18 September 2007

Our Ref: 1566

Chief Executive Officer  
Brisbane City Council  
GPO Box 1434  
BRISBANE QLD 4000

Attention: Assessment Manager

Dear Sir/ Madam

**RE: LODGEMENT OF DEVELOPMENT APPLICATION  
MATERIAL CHANGE OF USE – MULTI UNIT DWELLINGS (10 UNITS)  
14 ELSON ROAD & 31 MANN AVENUE NORTHGATE QLD  
LOT 3 ON RP 76215 & LOT 39 ON RP 34599**

We act for the owner of the subject site and have been instructed to prepare a development application and liaise with Council and the relevant agencies on their behalf.

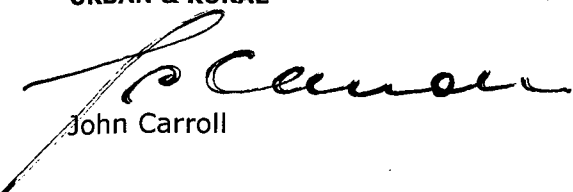
We seek Council's approval for the Material Change of Use for Multi Unit Dwellings (10 Units) as identified within the attached Planning Assessment Report. Copies of the proposal plan are contained within the enclosed report along with the site's particulars and other information relevant to the application. This application is made pursuant to the Planning Scheme of Brisbane City Council (City Plan 2000).

To enable Council to assess this application please find enclosed;

- IDAS Form 1 Part A & D;
- IDAS Agency Referral Checklist;
- A completed Erosion Hazard Assessment Report;
- Seven (7) copies of the development's proposal report;
- Seven (7) copies of proposed development plans;
- Development Fee Assessment Form 2006-2007; and
- The prescribed Council application fee of \$13,470.00.

We thank you for your attention to this matter and look forward to your response. Should you wish to discuss any element of this request, or the matter generally, please do not hesitate to contact the writer.

Yours faithfully,  
**URBAN & RURAL**

  
John Carroll

NORTH GROUP • NORTH SURVEYS • URBAN & RURAL • 3D SITE SCAN

Brisbane: 3/32 Billabong St. Stafford Q 4053

Sunshine Coast: 4A/9 Newspaper Pl. Maroochydore Q 4558

Weipa: 1 Kanthin Rd. Weipa Q 4874

P: 07 3354 9720 F: 07 3354 9797

P: 07 5479 6099 F: 07 5479 6399

P: 07 4069 9414 F: 07 4069 9603

North Surveys Pty Ltd ABN 48 010 803 291 trading as URBAN & RURAL