Tract

Tiana Hill
Economic Development Queensland
GPO Box 2202
Brisbane QLD 4001
via email: tianahill@eq.qld.gov.au

8 October 2026

Dear Tiana

Submission of PDA Development Application
46-56 Blinzinger Road, and 118 Wellington Street, Banyo

On behalf of the Applicant, AR Developments, we hereby submit a PDA Development Application for a Development Permit for a Material Change of Use for Multiple Dwellings (216 units) at 46-56 Blinzinger Road, and 118 Wellington Street, Banyo (formally described as Lots 1 and 2 on RP124669 and Lots 1 and 2 on RP82824).

In support of this application, we include:

- EDQ Application Form
- Title search, CLR/EMR reports, and an owner's consent
- Town Planning Report, and attachments, including:
    - Architectural Plans prepared by AR Developments Pty Ltd;
    - Concept Landscape Plans prepared by Andrew Gold Landscape Architecture;
    - Traffic Impact Assessment prepared by Lambert & Rehbein;
    - Civil Engineering Assessment Report prepared by HCE Engineers;
    - Stormwater Management Plan prepared by HCE Engineers;
    - Waste and Recycling Management Plan prepared by Lambert & Rehbein;
    - Contaminated Land and Site Suitability Assessment prepared by Prensa.

As per the 2026 – 2027 Development Assessment Fees and Charges Schedule we have estimated the applicable fee to be $38,600 based upon the following:

Residential use (Multiple residential): Base fee $4,200 + $160 per additional unit

Should you have any queries, please do not hesitate to contact the undersigned on 0411 366 115.

Yours sincerely



Katherine Matthews
Principal Town Planner
Tract
katherinematthews@tract.net.au