

24 November 2023

The Manager, EDQ Development Assessment  
Development Assessment Division  
Department of State Development, Manufacturing, Infrastructure and Planning  
GPO Box 2202  
Brisbane Qld 4001

**Attn: Ms Peita McCulloch**

Dear Peita,

**REQUEST TO CHANGE A PDA DEVELOPMENT APPROVAL PURSUANT TO SECTION 99 OF THE ECONOMIC DEVELOPMENT ACT 2012 (“AMENDMENT APPLICATION”)**

**PDA DEVELOPMENT PERMIT FOR MATERIAL CHANGE OF USE FOR OFFICE, RESEARCH AND TECHNOLOGY INDUSTRY, HEALTH CARE SERVICE, HOSPITAL, FOOD AND DRINK OUTLET (<250M<sup>2</sup>), SHOP (<250M<sup>2</sup>), AND PARKING AND A PRELIMINARY APPROVAL FOR A MATERIAL CHANGE OF USE FOR A MASTER PLAN FOR OFFICE, RESEARCH AND TECHNOLOGY INDUSTRY, HEALTH CARE SERVICES, HOSPITAL, FOOD AND DRINK OUTLET (<250M<sup>2</sup>), SHOP (WHERE LOCOATED AT GROUND LEVEL AND NOT EXCEEDING 250M<sup>2</sup> PER TENANCY), SHOWROOM, WAREHOUSE, INDOOR SPORT AND RECREATION (GYMNASIUM), AND PARK.**

**MEDQ REFERENCE: DEV2020/1124/3**

Mewing Planning Consultants act on behalf of Gansons Pty Ltd, Ganboys Pty Ltd & Ganbros Pty Ltd (the **Applicant**) in relation to the site at 12-18 Thompson Street, Bowen Hills (Lot 1 on RP121293 and Lot 4 on SP312302) (the **Site**).

On 19 June 2023 the Minister for Economic Development Queensland (**MEDQ**) approved the development application over the above mentioned land (MEDQ reference DEV2020/1124/3) (refer **Appendix A**).

On behalf of the Applicant, and in accordance with section 99 of the Economic Development Act 2012 (**ED Act**) we hereby request that MEDQ change the development approval, with the amendments identified within the Town Planning Assessment.

Details of the Amendment Application, including relevant background information, proposed changes, statutory town planning framework, and statutory town planning assessment, are included in the enclosed Town Planning Assessment prepared by Mewing Planning Consultants. In conjunction with the Town Planning Assessment, the application is supported by the following material:

- **Appendix A** – Current Development Approval (DEV2020/1124/3);
- **Appendix B** – Application Form, Owners Consent, Title Searches, Contaminated Land Searches;
- **Appendix C** – Architectural Plans, prepared by DWP Design;
- **Appendix D** – Annotated Plans identifying proposed changes;

- **Appendix E** – Traffic Assessment, prepared by Stantec;
- **Appendix F** – Engineering Memorandum, prepared by Robert Bird Group; and
- **Appendix G** – Amended Plan of Development.

We would welcome the opportunity to discuss any aspect of this Amendment Application. Should you wish to discuss, please contact Frances Cassaniti on 0431 973 803 or at [frances.cassaniti@mewing.com.au](mailto:frances.cassaniti@mewing.com.au).

Yours sincerely,



Frances Cassaniti  
Associate Director  
**Mewing Planning Consultants**