

15 August 2025

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

Attn: Ms Beatriz Gomez

Dear Ms Gomez,

**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 MIXED USE HIGH
DENSITY – MULTIPLE DWELLING – BUILD TO RENT (560 UNITS), OFFICE (CO-WORKING
SPACE), SHOP (DOG GROOMING STATION), FOOD AND DRINK OUTLET (CAFÉ), INDOOR
SPORT AND RECREATION (GYM) AND PARKING STATION (CARE SHARE SCHEME) AT 11,
PART 23 AND PART 1A MACARTHUR AVENUE, AND PART 7 AND PART 11 WHARF STREET,
HAMILTON**

MEDQ REFERENCE: DEV2023/1402

Mewing Planning Consultants act on behalf of Macarthur Avenue Project 1 Pty Ltd and MacArthur Avenue Project 2 Pty Ltd (the Applicant) in relation to the site at 11, Part 23 and Part 1A Macarthur Avenue, and Part 7 and Part 11 Wharf Street, Hamilton (Lot 703 on SP287531, Lot 705 on SP287529, Lot 951 on SP287536, Lot 101 on SP28754 and Lot 201 on SP287543 (**the site**)).

On 22 December 2023 the Minister of Economic Development Queensland (**MEDQ**) approved the development application over the above mentioned land (MEDQ reference DEV2023/1402) (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 body of this 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 (DEV2023/1402);
- **Appendix B** – Application Form, Owners Consent, Title Searches;
- **Appendix C** – Amended Architectural Package, prepared by Plus Architecture;
- **Appendix D** – Landscape Concept Plan, prepared by Verde Design;
- **Appendix E** – Traffic Impact Assessment, prepared by Bitzios Consulting;
- **Appendix F** – Waste Management Plan, prepared by ITE Consulting;

- **Appendix G** – Arborist Memorandum, prepared by Independent Arboricultural Services;
- **Appendix H** – Civil Engineering Report, prepared by Michael Bale and Associates;
- **Appendix I** – Environmental Noise Assessment Memorandum, prepared by Colliers;
- **Appendix J** – Qualitative Wind Assessment Memorandum, prepared by CPP Wind Engineering Consultants; and
- **Appendix K** – ESD Memorandum, prepared by E-lab Consulting

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.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Cassaniti', with a stylized, flowing script.

Frances Cassaniti
Associate Director
Mewing Planning Consultants