

Development application form

Section 82 of the *Economic Development Act 2012*, version 9.0 effective from 17 July 2018

Before lodging your application

- Check whether the assessment of development applications for the priority development area (PDA) has been delegated by the Minister for Economic Development Queensland (MEDQ) to the relevant local government authority. Economic Development Queensland's (EDQ) website contains information about the delegated PDAs. If the PDA is delegated, please contact the relevant local government authority for details on where the application is to be lodged.
- Check you have read and completed all relevant sections of the form.
- Consider if a pre-application meeting with the EDQ Development Assessment Team before lodging your application would be appropriate.
- Please lodge one (1) electronic copy via one of the following methods:
 - **Email:** pdadevelopmentassessment@dsmip.qld.gov.au
 - **Post:** EDQ Development Assessment Team at GPO Box 2202 Brisbane QLD 4001
 - **In person:** EDQ Development Assessment Team at 1 William Street, Brisbane.
- For general queries or to request a payment of fees form, contact the EDQ Development Assessment Team at pdadevelopmentassessment@dsmip.qld.gov.au.

1. Applicant details

The applicant is the entity responsible for making the application and need not be the owner of the land. The applicant is responsible for ensuring the accuracy of the information provided because any approval issued will be issued to the applicant.

Note: Where the applicant is not a natural person, ensure the identified applicant is a valid legal entity.

Please provide the following details:

Name(s) (individual or company name in full, including ACN / ABN)	Gansons Pty Ltd, Ganboys Pty Ltd & Ganbros Pty Ltd (ACN 010 001 117, 010 001 108, 010 001 126)
For companies—name of contact person and position	c/- Mewing Planning Consultants (Leo Mewing)
Postal address	GPO Box 1506, Brisbane QLD 4001
Telephone number	0421 780 354
Mobile telephone number	0421 780 354
Email address	leo.mewing@mewing.com.au

Please provide the following payer details to enable a tax invoice and receipt to be produced:

Name(s) (individual or company name in full, including ACN / ABN)	Gansons Pty Ltd, Ganboys Pty Ltd & Ganbros Pty Ltd
For companies—name of contact person and position	c/- Mewing Planning Consultants (Leo Mewing)
Postal address	GPO Box 1506, Brisbane QLD 4001
Telephone number	0421 780 354

Mobile telephone number	0421 780 354
Email address	leo.mewing@mewing.com.au

2. Property description

Identify all lots, including any part of a lot on which the development is proposed.

Priority development area	Bowen Hills
Property street address <i>(i.e. unit / street number, street name, suburb / town and post code)</i>	12-18 Thompson Street, Bowen Hills
Lot on plan description <i>(e.g. Lot 3 on RP123456)</i>	Lot 1 on RP121293 and Lot 4 on SP312302

Please attach the following:	
• Current title search for each lot	<input checked="" type="checkbox"/> Confirmed
• Easement document for each registered easement shown on each current title search	<input type="checkbox"/> Confirmed [N/A]
• Environmental management and contaminated land register search for each lot	<input checked="" type="checkbox"/> Confirmed

3. PDA development application details

Type of PDA development approval sought and development type.

3.1 Type of PDA development approval sought (Please tick one box) <i>(see sections 94 and 99 of the <i>Economic Development Act 2012</i>)</i>
<input type="checkbox"/> Change to a PDA development approval – <i>Proceed to section 3.2</i>
<input checked="" type="checkbox"/> PDA development application – <i>Proceed to section 3.3</i>

3.2 Change to a PDA development approval details
Previous PDA approval reference: <input type="text"/>
Please provide a brief description of the proposed changes to the existing approval below: <input type="text"/>

3.3 PDA development application details			
Please provide details of the development proposed in the table below. If there are additional aspects, please attach a separate table.			
Aspect	Approval type i.e. • PDA preliminary approval • PDA development permit	Development type i.e. • Material change of use (state uses) • Operational work (state type of works)	Additional detail (Further description of development proposed e.g. proposed GFA, number of units, number and type of lots, etc.)
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>

		<ul style="list-style-type: none"> • Reconfiguring a lot (state nature of reconfiguration) • Building work (state type of works) 	
1	PDA Preliminary Approval	Material Change of Use for Master Plan for Office, Research and Technology Industry, Health Care Services, Hospital, Child Care Centre, Food and Drink Outlet (<250m2), Shop (<250m2), Showroom, Warehouse, Indoor Sport and Recreation, and Parking Station	Refer enclosed report
2	PDA Development Permit	Material Change of Use for Office, Research and Technology Industry, Health Care Service, Hospital, Childcare Centre, Food and Drink Outlet (<250m2), Shop (<250m2) and Parking Station (on-site car parking only).	Refer enclosed report
3			

Are all the proposed uses defined in the schedule of use definitions in the relevant PDA development scheme or interim land use plan?

Yes

No – Please specify the uses that are not defined:

Please provide a description of the proposal below:

Refer enclosed report

Accompanying plans (if relevant)

<input checked="" type="checkbox"/> Context plan(s) <i>(See Practice note 9)</i>	<input type="checkbox"/> Precinct plan(s)	<input type="checkbox"/> Sub-precinct plan(s)	<input checked="" type="checkbox"/> Plan of development <i>(See Practice note 10)</i>
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To support the application please attach plans, drawings or reports:
If there are additional plans, reports or drawings, please provide separate list as an attachment.

Description	Date
Town Planning Assessment	June 2020
Plan of Development (Appendix C)	April 2020
Architectural Plans (Appendix D)	April 2020
Landscape Concept Plans (Appendix E)	April 2020
Traffic Assessment (Appendix F)	April 2020
Engineering Assessment (Appendix G)	April 2020

Acoustic Assessment (Appendix H)	April 2020
Pre-Application Meeting Minutes (Appendix I)	April 2020

4. Owner's consent

<p>Is owner's consent required for this application? (see sections 82 and 99 of the <i>Economic Development Act 2012</i>) If owner's consent is required for the application, complete the owner's consent table below, or provide a separate consent letter.</p>	<input checked="" type="checkbox"/> Yes
	<input type="checkbox"/> No
	<input checked="" type="checkbox"/> Consent letter(s) attached
<p>Notes:</p> <p><i>It is not the responsibility of the assessment manager to check the accuracy and authenticity of ownership or consent details. The responsibility for ensuring that the information contained in a development application, including the owner's consent is true and accurate, lies with the applicant. However, the assessment manager may choose to examine the information supplied in greater detail where considered necessary.</i></p> <p><i>Where there are multiple owners of the land, the consent of each owner must be provided.</i></p> <p><i>For a company, owner's consent must be made in accordance with section 127 of the Corporations Act 2001 (Commonwealth), which requires the company ACN to be accompanied by one of the below:</i></p> <ul style="list-style-type: none"> <i>i) the names, titles and signatures of two company directors</i> <i>ii) the name, title and signature of a company director and the company secretary, or</i> <i>iii) where the company has only one director, the name, title and signature of that director in conjunction with a company search document which provides evidence that the company has only one director (i.e. sole director).</i> <p><i>For a body corporate, owner's consent must be provided in accordance with the relevant requirements for a body corporate to make a decision under the Body Corporate and Community Management Act 1997. Evidence of the body corporate's decision to provide land owner's consent for the lodgement of the development application is to be provided to the EDQ Development Assessment Team with the development application, and is to include:</i></p> <ul style="list-style-type: none"> <i>i) the body corporate's seal, and two signatures of body corporate committee members, one of which must be the chairperson, and</i> <i>ii) one of the following:</i> <ul style="list-style-type: none"> <i>a. full body corporate: a copy of body corporate meeting minutes which include a decision to provide land owner's consent for the development application (i.e. minutes of a meeting where a motion is passed by ordinary resolution to provide the consent), or</i> <i>b. body corporate committee: a copy of a motion passed by resolution by the body corporate committee, at either a meeting or via flying minute, to provide land owner's consent for the development application.</i> <p><i>Alternatively, the body corporate's consent can be provided through a signed letter of consent from each lot owner covered by the body corporate.</i></p> <p><i>Please refer to the EDQ Practice note 21: Owner's consent for further guidance on the provision of valid owner's consent.</i></p>	

By signing here each owner is consenting to the lodgement of the application under the *Economic Development Act 2012*, and to receiving documents that are required or permitted to be provided under the *Economic Development Act 2012* or any other statute, in an electronic format.

Real property description	Owner's name	Signature	Position	Date

5. Approval history

Is there any development approval, granted under the <i>Integrated Planning Act 1997</i> , the <i>Urban Land Development Authority Act 2007</i> , the <i>Sustainable Planning Act 2009</i> , or the <i>Economic Development Act 2012</i> still in effect for the land?	<input checked="" type="checkbox"/> Yes
	<input type="checkbox"/> No

6. Privacy statement


Information collected is subject to the *Right to Information Act 2009* and the *Information Privacy Act 2009*. The information provided may be publicly released and or provided to third parties and other government agencies—but only for the purposes for which the information is being collected. The proponent's personal information will be stored on departmental files and may be disclosed for purposes relating to the processing and assessment of the application or as authorised or required by law.

7. Applicant's declaration and acknowledgement

The applicant warrants that the information provided to the EDQ in relation to this application is true and correct, and acknowledges that if any information provided is knowingly false, the applicant may be exposed to criminal penalties under section 165 of the *Economic Development Act 2012*.

By making this application, I declare that all information in this application is true and correct to the best of my knowledge.

By signing here, the applicant is consenting to the lodgement of the application under the *Economic Development Act 2012*, and to receiving documents that are required or permitted to be provided under the *Economic Development Act 2012*, or any other statute, in an electronic format.



 Signature of applicant / authorised person

Leo Mewing, Director
 Mewing Planning Consultants

 Print name and position

26 June 2020

 Date