

26 June 2020

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

Dear Sir / Madam,

**LODGEMENT OF A DEVELOPMENT APPLICATION PURSUANT TO SECTION 82 OF THE
ECONOMIC DEVELOPMENT ACT 2012**

**PDA DEVELOPMENT PERMIT FOR 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; AND PDA
PRELIMINARY APPROVAL FOR 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 AT 12-18
THOMPSON STREET, BOWEN HILLS**

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 behalf of the Applicant, and in accordance with section 82 of the *Economic Development Act 2012* (**ED Act**) we hereby submit a Development Application over the site for a PDA Development Permit for 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; and a PDA Preliminary Approval for 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.

Details of the Development Application, including relevant background information, the proposed development details, 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 – Certificates of Title;
- Appendix B – Application Forms and Owners Consent;
- Appendix C – Masterplan Plan of Development
- Appendix D –Architectural Package - Tower 1
- Appendix E – Landscape Concept Plans – Masterplan and Tower 1
- Appendix F – Traffic and Transport Assessment

- Appendix G – Engineering Assessment
- Appendix H – Acoustic Assessment
- Appendix I – Pre-lodgement Meeting Minutes

We would welcome the opportunity to discuss any aspect of this Development Application. Should you wish to discuss, please contact Leo Mewing on 0421 780 354 or at leo.mewing@mewing.com.au.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Leo Mewing', with a horizontal line underneath.

Leo Mewing
Director

Mewing Planning Consultants