



Department of
**State Development,
Manufacturing,
Infrastructure and Planning**

Our ref: DEV2018/935

26 June 2018

House of Furberry Pty Ltd
C/- Mr Steve O'Leary
SOL Consulting Pty Ltd
PO Box 210
WILSTON QLD 4051

Dear Steve

SECTION 89(1)(a) PDA DEVELOPMENT APPROVAL FOR A PDA DEVELOPMENT APPLICATION FOR A PDA DEVELOPMENT PERMIT FOR A MATERIAL CHANGE OF USE – ANIMAL KEEPING AND HUSBANDRY (DOG DAY CARE CENTRE) AND SHOP (ANCILLARY USE) AT 10 CAMPBELL STREET, BOWEN HILLS DESCRIBED AS LOTS 4 AND 5 ON RP10074

On 25 June 2018 the Minister for Economic Development Queensland (MEDQ) approved the Priority Development Area (PDA) development application pursuant to s.85(4)(b) of the *Economic Development Act 2012*. The MEDQ has decided to grant all of the PDA development approval applied for, subject to PDA development conditions set out in this PDA decision notice.

The PDA decision notice and approved plans/documents can also be viewed in the MEDQ Development Approvals Register via the Department website <http://dsdmip.qld.gov.au/edq/priority-development-area-development-approvals.html>.

Should you have any queries in relation to this PDA decision notice, please do not hesitate to contact Vicki Andre on 3452 7196 or at vicki.andre@dsdmip.qld.gov.au.

Yours sincerely

Beatriz Gomez
Director
Development Assessment
Economic Development Queensland

Minister for Economic Development
Queensland
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Brisbane Queensland 4001 Australia
Website www.edq.qld.gov.au
ABN 76 590 288 697

PDA Decision Notice – Approval

| Site information | | |
|---|---|------------------|
| Name of priority development area (PDA) | Bowen Hills PDA | |
| Site address | 10 Campbell Street, Bowen Hills | |
| Lot on plan description | Lot number | Plan description |
| | Lots 4 and 5 | RP10074 |
| PDA development application details | | |
| DEV reference number | DEV2018/935 | |
| 'Properly made' date | 28 May 2018 | |
| Type of application | <input checked="" type="checkbox"/> New development involving: <div style="margin-left: 20px;"> <input checked="" type="checkbox"/> Material change of use <div style="margin-left: 20px;"> <input type="checkbox"/> Preliminary approval <input checked="" type="checkbox"/> Development permit </div> <input type="checkbox"/> Reconfiguring a lot <div style="margin-left: 20px;"> <input type="checkbox"/> Preliminary approval <input type="checkbox"/> Development permit </div> <input type="checkbox"/> Operational work <div style="margin-left: 20px;"> <input type="checkbox"/> Preliminary approval <input type="checkbox"/> Development permit </div> <input type="checkbox"/> Changing a PDA development approval <input type="checkbox"/> Extending the currency period of a PDA approval </div> | |
| Description of proposal applied for | Animal keeping and husbandry (dog day care centre) & shop (ancillary use) | |

PDA development approval details

| | |
|----------------------|--|
| Decision of the MEDQ | The MEDQ has decided to grant all of the PDA development approval applied for, subject to PDA development conditions forming part of this decision notice. |
| Decision date | 25 June 2018 |
| Currency period | 6 years from date of decision |

Plans and documents

The plans and documents approved by the MEDQ and referred to in the PDA development conditions are detailed in the table below.

| Approved plans and documents | | Number <i>(if applicable)</i> | Date <i>(if applicable)</i> |
|------------------------------|--|-------------------------------|-----------------------------|
| 1. | Ground Floor Plan | A 02-03 | 24.05.18 |
| 2. | Noise Assessment Report Proposed Dog Day Care 10 Campbell Street Bowen Hills, QLD 4006 (Lots 4 & 5 on RP10074) | 4486 R1 | 26 th April 2018 |

ABBREVIATIONS

For the purposes of interpreting the PDA Development Conditions, the following is a list of abbreviations utilised:

1. **EDQ** means Economic Development Queensland.
2. **MEDQ** means The Minister of Economic Development Queensland.
3. **PDA** means Priority Development Area.

| PDA Development Conditions | | |
|-----------------------------------|--|------------------------------|
| No. | Condition | Timing |
| 1. | Carry out the approved development Carry out the approved development generally in accordance with the approved plans and documents. | Prior to commencement of use |
| 2. | Maintain the Approved Development Maintain the approved development (including landscaping, parking, driveways and other external spaces) generally in accordance with the approved plans and documents, and any other approval or endorsement required by these conditions. | As indicated |
| 3. | Public infrastructure – Damage, repairs and relocation Repair any damage to existing public infrastructure that occurred during works carried out in association with the approved development. Should existing public infrastructure require relocation, due to the approved development, the developer is responsible for these costs together with compliance with relevant standards and statutory requirements. | Prior to commencement of use |
| 3. | Infrastructure Contributions Pay to MEDQ infrastructure charges in accordance with the Infrastructure Funding Framework (IFF) July 2017 indexed to the date of payment. | In accordance with the IFF |

STANDARD ADVICE

Please note that in order to lawfully undertake development, it may be necessary to obtain approvals other than this PDA development approval. For advice on other approvals that may be necessary in relation to your proposal, it is recommended that you seek professional advice.

**** End of Package ****