



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

Our ref: DEV2018/942

13 September 2018

Mr Teddy Bear Pty Ltd
C/- Jesse Govender
HAL Architects
46 Berwick Street
FORTITUDE VALLEY QLD 4006

Dear Jesse

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, AND SHOP AT 22 BROOKES STREET, BOWEN HILLS DESCRIBED AS LOT 3 ON RP9985

On 12 September 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 www.dsdmip.qld.gov.au/pda-da-applications.

Should you have any queries in relation to this PDA decision notice, please do not hesitate to contact Karina McGill on 3452 7518 or at karina.mcgill@dsdmip.qld.gov.au.

Yours sincerely

Jeanine Stone
**Director
Development Assessment
Economic Development Queensland**

Minister for Economic Development
Queensland
GPO Box 2202
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		22 Brookes Street, Bowen Hills	
Lot on plan description	Lot number		Plan description
	Lot 3		RP9985
PDA development application details			
DEV reference number		DEV2018/942	
'Properly made' date		9 July 2018	
Type of application		☒ New development involving: ☒ Material change of use ☐ Preliminary approval ☒ Development permit ☐ Reconfiguring a lot ☐ Preliminary approval ☐ Development permit ☐ Operational work ☐ Preliminary approval ☐ Development permit ☐ Changing a PDA development approval ☐ Extending the currency period of a PDA approval	
Description of proposal applied for		Animal keeping and husbandry (210m ²), and Shop (95m ²)	
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		12 September 2018	
Currency period		6 years from the Decision date	
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			Date
1.	Site Plan, prepared by HAL Architects Pty Ltd	H3693BRO TP101 Issue A	18/06/18
2.	Ground Floor Plan, prepared by HAL Architects Pty Ltd	H3693BRO TP201 Issue A	18/06/18
3.	North & East Elevations, prepared by HAL Architects Pty Ltd	H3693BRO TP401 Issue A	18/06/18

ABBREVIATIONS AND DEFINITIONS

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

1. **DSDMIP** means the Department of State Development, Manufacturing, Infrastructure and Planning.
2. **EDQ** means Economic Development Queensland.
3. **IFF** means the Infrastructure Funding Framework, prepared by the Department of State Development, Manufacturing, Infrastructure and Planning, dated July 2018.
4. **MEDQ** means the Minister for Economic Development Queensland.
5. **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.	At all times
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
4.	Hours of Operation Operation of the business is restricted to the following hours: • 7am to 6pm Monday to Friday; and • 8am to 5pm Saturday.	As indicated

No.	Condition	Timing
5.	Infrastructure Charges Pay to MEDQ infrastructure charges in accordance with the Infrastructure Funding Framework (IFF) July 2018 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 ****