



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

Our ref: DEV2018/942/2

1 February 2019

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

Via e-mail: jesse.govender@halarchitects.com.au

Dear Jesse

SECTION 99 CHANGE TO A PDA DEVELOPMENT APPROVAL 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 1 February 2019 the Minister for Economic Development Queensland (MEDQ) decided to grant all of the amendment application applied for, subject to PDA development conditions set out in this PDA decision notice.

The PDA decision notice and approved plans/documents can be viewed in the MEDQ Development Approvals Register via the Department website <https://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 Marissa Bais on 3452 7406 or by e-mail at marissa.bais@dsd.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	DEV2018/942/2	
'Properly made' date	17 December 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	Material change of use 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 application to change the PDA development approval, subject to PDA development conditions forming part of this decision notice. The approved changes are summarised as follows: ▪ Approval of the Noise Assessment Report, prepared by Noise Measurement Services, reference number 4768, dated 21/11/18; and ▪ Change to condition 4 to permit the keeping of animals on the premises 24 hours a day, 7 days a week.	
Original decision date	12 September 2018	
Change to approval date	1 February 2019	
Currency period	6 years from the Original 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		Number	Date
1.	Noise Assessment Report, prepared by Noise Measurement Services	4768	21/11/18
Plans and documents previously approved on 12 September 2018		Number	Date
2.	Site Plan, prepared by HAL Architects Pty Ltd	H3693BRO TP101 Issue A	18/06/18
3.	Ground Floor Plan, prepared by HAL Architects Pty Ltd	H3693BRO TP201 Issue A	18/06/18
4.	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 – <i>Animal keeping and husbandry business and Shop</i> Operation of the business is restricted to the following hours: • 7am to 6pm Monday to Friday; and • 8am to 5pm Saturday. Hours of Operation – Boarding associated with the <i>Animal keeping and husbandry business</i> Keeping of animals on the premises is permitted 24 hours a day, 7 days a week.	As indicated As indicated
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 ****