



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

Our ref: DEV2019/1006

3 April 2019

South Eastern Animal Hospital
C/- SOL Consulting
Att: Mr Steve O'Leary
PO Box 210
WILSTON QLD 4051

Dear Mr O'Leary

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

On 2 April 2019 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 Vicki Andre on 3452 7196, or by email at vicki.andre@dsdmip.qld.gov.au.

Yours sincerely

Beatriz Gomez
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 | 10 Campbell Street, Bowen Hills | |
| Lot on plan description | Lot number | Plan description |
| | Lot 4 | RP10074 |
| | Lot 5 | RP10074 |
| PDA development application details | | |
| DEV reference number | DEV2019/1006 | |
| 'Properly made' date | 19 February 2019 | |
| Type of application | <input checked="" type="checkbox"/> New development involving: <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Material change of use <ul style="list-style-type: none"> <input type="checkbox"/> Preliminary approval <input checked="" type="checkbox"/> Development permit <input type="checkbox"/> Reconfiguring a lot <ul style="list-style-type: none"> <input type="checkbox"/> Preliminary approval <input type="checkbox"/> Development permit <input type="checkbox"/> Operational work <ul style="list-style-type: none"> <input type="checkbox"/> Preliminary approval <input type="checkbox"/> Development permit <input type="checkbox"/> Changing a PDA development approval <input type="checkbox"/> Extending the currency period of a PDA approval | |
| Description of proposal applied for | Material Change of Use – Veterinary Clinic, Animal Husbandry and Keeping (Dog Day Care) and 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 | | 2 April 2019 | |
| Currency period | | 6 years from the 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. | Brisbane Vet Surgery Ground Floor Plan, prepared by MR Designs and Drafting | C-03, Revision B | 22.03.19 |
| 2. | Brisbane Vet Surgery Tenancy Zones, prepared by MR Designs and Drafting | C-06, Revision B | 22.03.19 |
| 3. | Brisbane Vet Surgery Section 1, prepared by MR Designs and Drafting | E-01, Revision B | 22.03.19 |
| 4. | 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 AND DEFINITIONS

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 Infrastructure, Local Government and Planning, dated July 2017.
4. **MEDQ** means the Minister for Economic Development Queensland.
5. **PDA** means Priority Development Area.

| PDA Development Conditions | | |
|----------------------------|--|------------------------------------|
| No. | Condition | Timing |
| General | | |
| 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. | Hours of operation Limit the hours of operation of the approved development to between 6am and 8pm, Monday to Friday, and by appointment on Saturday. | At all times |
| 4. | Restriction – Shop The area identified as retail space max 4.40m ² on Brisbane Vet Surgery Ground Floor Plan, C-03, Revision B, dated 22.03.19, prepared by MR Designs and Drafting is limited to the sale of canine pet supplies only. | At all times |
| 5. | Restriction - Outdoor Uses Dog Day Care activities and grooming services shall occur within the building, as shown on the approved drawings. | As indicated |
| 6. | Spillage - Materials & Equipment to Contain & Clean Up Appropriate materials and equipment are to be available on site at all times to contain and clean up spills of potential contaminant materials. | As indicated, and to be maintained |
| Infrastructure | | |
| 7. | Infrastructure Charges Unless a relevant infrastructure agreement provides to the contrary, pay to the MEDQ, the applicable infrastructure charges under the IFF calculated as follows: — where a plan of subdivision or building format plan is submitted for endorsement or the use has commenced on or before six (6) years from the original decision date – in accordance with the IFF in force at | In accordance with the IFF |

| | | |
|--|---|--|
| | the time of the original decision date (July 2018); or — where a plan of subdivision or building format plan is submitted for endorsement or the use has commenced more than six (6) years from the original decision date – in accordance with the IFF in force at the time of the payment. | |
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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 ****