



Department of
**State Development, Infrastructure,
Local Government and Planning**

Our ref: DEV2021/1188

13 August 2021

Brisbane Pet Surgery
C/- Plan A Town Planning Pty Ltd
Att: Matt Geyle
PO Box 1661
MILTON QLD 4064

Email: planning@planatp.com.au

Dear Matt

S89(1)(a) Approval of PDA development application

Material Change of Use for Veterinary Facility at 50 Theodore Street, Eagle Farm described as Lot 700 on SP239803

On 13 August 2021, pursuant to s.85(4)(b) of the *Economic Development Act 2012*, the Minister for Economic Development Queensland (MEDQ) decided to grant **all** of the PDA development application applied for, in accordance with the attached 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 at www.dsdilgp.qld.gov.au/pda-da-applications.

If you require any further information, please contact Marissa Bais, Planner, Development Assessment, in Economic Development Queensland, by telephone on (07) 3452 7344 or at Marissa.Bais@dsdilgp.qld.gov.au, who will be pleased to assist.

Yours sincerely

Beatriz Gomez
**Director
Development Assessment
Economic Development Queensland**

PDA Decision Notice

Site information		
Name of priority development area (PDA)	Northshore Hamilton	
Site address	50 Theodore Street, Bowen Hills	
Lot on plan description	Lot number	Plan description
	700	SP239803
PDA development application details		
DEV reference number	DEV2021/1188	
'Properly made' date	21/05/2021	
Type of application	☒ PDA development application for: ☒ Material change of use ☐ Preliminary approval ☒ Development permit ☐ Reconfiguring a lot ☐ Preliminary approval ☐ Development permit ☐ Operational work ☐ Preliminary approval ☐ Development permit ☐ Application to change PDA development approval ☐ Application to extend currency period	
Proposed development	Veterinary Facility	
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	13/08/2021	
Currency period	6 years from the date of the decision	
Supporting documents		
The plans and documents submitted to MEDQ but are not Approved plans and documents.		
Supporting documents	Number	Date
1. Traffic Impact Statement	P5152.001L	14/05/2021
2. Stormwater assessment	21059-SMA/0	07/05/2021

Approved plans and documents

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

Approved plans and documents		Number	Date
1.	Proposed site plan prepared by Interite	A01.01	15/04/2021 (as amended in red 13/07/21)
2.	Ground floor plan prepared by Interite	A03.00	15/04/2021
3.	Existing and proposed elevations	A14.00	15/04/2021
4.	Northshore Veterinary – Risk Assessment prepared by iCubed Consulting	21-137 56 Theodore St PHA.Docx V 1.0	29/04/2021

PDA development conditions

PREAMBLE AND ABBREVIATIONS

For the purpose of interpreting this approval, including the conditions, the following applies:

ABBREVIATIONS AND DEFINITIONS:

The following is a list of abbreviations utilised in this approval:

1. **Certification Procedures Manual** means the document titled *Certification Procedures Manual*, prepared by EDQ, dated April 2020 (as amended from time to time).
2. **Council** means the relevant local government for the land the subject of this approval.
3. **DSDILGP** means the Department of State Development, Infrastructure, Local Government and Planning.
4. **EDQ** means Economic Development Queensland.
5. **EDQ DA** means Economic Development Queensland's – Development Assessment team.
6. **EDQ TS** means Economic Development Queensland's – Technical Services team.
7. **EP Act** means the *Environmental Protection Act 1994*.
8. **IFF** means the Economic Development Queensland Infrastructure Funding Framework as amended or replaced from time to time.
9. **MEDQ** means the Minister for Economic Development Queensland.
10. **PDA** means Priority Development Area.
11. **RPEQ** means Registered Professional Engineer of Queensland.

COMPLIANCE ASSESSMENT:

Where a condition of this approval requires Compliance Assessment, Compliance Assessment is required in accordance with the following:

- a) The applicant must:
- i) pay to MEDQ at the time of submission the relevant fee for Compliance Assessment, including any third party peer review costs which will be charged on a 100% cost recovery basis. The Compliance Assessment fees are set out in EDQ Development Assessment Fees and Charges Schedule¹ (as amended from time to time).
 - ii) submit to EDQ DA a duly completed Compliance Assessment form².
 - iii) submit to EDQ DA the documentation as required under the relevant condition.
- b) Where EDQ is satisfied the documentation submitted for Compliance Assessment meets the requirements of the relevant condition (or element of the condition), EDQ will endorse the documentation and advise by written notice.
- c) Compliance Assessment and endorsement can be repeated where a different design or solution, to that already endorsed, is sought.
- d) The process and timeframes that apply to Compliance Assessment are as follows:
- i) applicant submits items required under a) above to EDQ DA for Compliance Assessment.
 - ii) **within 20 business days** – EDQ assesses the documentation and:
 - 1. if satisfied, endorses the documentation; or
 - 2. if not satisfied, notifies the applicant accordingly.
 - iii) if the applicant is notified under ii.2. above, revised documentation must be submitted **within 20 business days** from the date of notification.
 - iv) **within 20 business days** – EDQ assesses the revised documentation and:
 - 1. if satisfied, endorses the revised documentation; or
 - 2. if not satisfied, notifies the applicant accordingly.
 - v) where EDQ notifies the applicant as stated under iv.2. above, repeat steps iii. and iv. above. If either party is not satisfied by the outcome of this process, that party can elect to enter into a mediation process with an independent mediator agreed to by both parties.

Despite note v. above, the condition (or element of the condition) is determined to have been met only when EDQ endorses relevant documentation.

SUBMITTING DOCUMENTATION TO EDQ:

Where a condition of this approval requires documentation to be submitted to either EDQ DA or EDQ TS, submit the documentation to:

- a) EDQ DA at: pdadevelopmentassessment@dsgmip.qld.gov.au.
- b) EDQ TS at: EDQ_PrePostConstruction@dsgmip.qld.gov.au.

¹ The EDQ Development Assessment Fees and Charges Schedule is available at EDQ's website.

² The Compliance Assessment form is available at EDQ's website. It sets out how to submit documentation for Compliance Assessment and how to pay Compliance Assessment fees.

No.	Condition	Timing
General		
1.	Carry out the approved development Carry out the approved development generally in accordance with: a) the approved plans and documents; and b) any other documentation endorsed via Compliance Assessment as required by these conditions.	Prior to commencement of use.
2.	Maintain the approved development Maintain the approved development generally in accordance with: a) the approved plans and documents; and b) any other documentation endorsed via Compliance Assessment as required by these conditions.	At all times following commencement of use
3.	Compliance Assessment - Emergency Evacuation Plan a) Prepare an Emergency Evacuation Plan. The emergency evacuation plan must: a. include the consideration of and address Queensland Fire and Emergency Services requirements and recommendations b. specify when to evacuate the premises or when to shelter within the premises for emergency events relating to: - offsite fires that generate toxic smoke plume; and - fires in the adjacent fuel storage and asphalt plant areas. b) Submit to EDQ DA for compliance assessment an Emergency Evacuation Plan as required by a) of this condition and in accordance with approved plans and documents	Prior to the commencement of use
4.	Compliance Assessment – Stage 2 Submit to EDQ DA for compliance assessment detailed design plans for stage 2 of the development.	Prior to the commencement of works for Stage 2
Construction management		
5.	Hours of work - construction Unless otherwise endorsed, via Compliance Assessment for out of hours work, construction hours for the approved development are limited to Monday to Saturday between 6:30am to 6:30pm, excluding public holidays.	During construction unless otherwise endorsed
6.	Out of hours work - Compliance Assessment Where out of hours work is proposed, submit to EDQ DA, for Compliance Assessment, an out of hours work request. The out of hours work request must include a duly completed out of hours work request form ³ .	Minimum of 10 business days prior to proposed out of hours work commencement date

³ The out of hours work request form is available at EDQ's website.

7.	Construction management plan a) Submit to EDQ TS a site-based Construction Management Plan (CMP), prepared by the principal site contractor and reviewed by a suitably qualified and experienced person responsible for overseeing the site works, to manage construction impacts, including: i) noise and dust in accordance with the EP Act; ii) stormwater flows around and through the site without increasing the concentration of total suspended solids or Prescribed Water Contaminants (as defined in the EP Act), causing erosion, creating any ponding and causing any actionable nuisance to upstream and downstream properties; iii) complaints procedures; iv) site management: 1. of waste generated by construction activities; 2. of anticipated staging and programming; 3. for the provision of safe and functional emergency exit routes; and 4. any out of hours work as endorsed via Compliance Assessment. b) A copy of the CMP submitted under part a) of this condition must be current and available on site. c) Carry out all construction work generally in accordance with the CMP submitted under part a) of this condition.	a) Prior to commencing work b) During construction c) During construction
8.	Public infrastructure (damage, repairs and relocation) a) Repair any damage to existing public infrastructure caused by works carried out in association with the approved development. b) Where existing public infrastructure require repair or relocation, due to the approved development and/or works associated with the approved development, repair and/or relocate the public infrastructure at no cost to others and in accordance with statutory requirements and the External Authority's design standards. <i>NOTE: It is recommended applicants record their own dated photographic evidence of the condition of relevant existing public infrastructure both before and after works carried out in association with the approved development.</i>	a) Prior to commencement of use or BFP endorsement, whichever occurs first b) Prior to commencement of use or BFP endorsement, whichever occurs first
9.	Car parking Line mark, sign and delineate car parking spaces generally in accordance with <i>Australian Standard AS2890 – Parking Facilities</i> and the approved plans, certified by an RPEQ to identify the required modification of the existing car parking spaces where the line marking of the spaces is removed or partially removed to appropriately delineate each car	Prior to the commencement of works

	parking bay. The car park design is to also include appropriate pedestrian connectivity from the PWD parking space to the building entrance.	
10.	Bicycle parking a) Design bicycle parking in accordance with the requirements of Section 3.8 of the Northshore Hamilton Urban Development Area Development Scheme, certified by an RPEQ. b) Construct, sign and delineate bicycle parking facilities generally in accordance with <i>Australian Standard AS2890.3 – 1993 Bicycle parking facilities</i> and the certified plans under part (a). c) Submit to EDQ TS evidence demonstrating bicycle parking facilities have been constructed in accordance with part a) and (b) of this condition.	a) Prior to commencement of use. b) Prior to commencement of use c) Prior to commencement of use
11.	Refuse collection a) Submit to EDQ TS evidence of approved refuse collection arrangements, from Council or a private waste contractor, for the approved development. b) Implement the refuse collection arrangements submitted under part a) of this condition.	a) Prior to commencement of use b) At all times following commencement of use
Infrastructure		
12.	Infrastructure Charges Unless a relevant infrastructure agreement provides to the contrary, pay to 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 6 years from the original decision date – in accordance with the IFF in force at the time of the original decision date; or - Where a plan of subdivision or building format plan is submitted for endorsement or the use has commenced more than 5 years from the original decision date – in accordance with the IFF in force at the time of payment. - Where the application is an MCU, certified construction plans detailing GFA must also be provided to the MEDQ prior to commencement of use for the calculation of final charges.	In accordance with the IFF.

STANDARD ADVICE

Please note that to lawfully undertake development, it may be necessary to obtain approvals other than this PDA development approval. For advice on other approvals, which includes Economic Development (Vegetation Management) By-Law 2013, that may be necessary in relation to your proposal, it is recommended that you seek professional advice.

**** End of Package ****