



Our ref: DEV2024/1464

11 July 2024

Mr Teddy Bear Pty Ltd
C/- HAL Architects
Attn: Mr Adam Lockhart
3/709 Main Street
KANGAROO POINT QLD 4169

Email: adam.lockhard@halarchitects.com.au

Dear Adam

S89(1)(a) Approval of PDA Development Application

PDA development application DEV2023/1464 for Development Permit for a Material Change of Use for Shop, Animal Keeping and Animal Husbandry at 49 Allison Street, Bowen Hills described as Lot 219 on RP9371

On 11 July 2024, 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 [Current applications and approvals](#).

If you require any further information, please contact Vivian Lun, Planner, Development Assessment, in Economic Development Queensland, by telephone on (07) 3452 6781 or at vivian.lun@edq.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)	Bowen Hills PDA	
Site Address	49 Allison Street, Bowen Hills QLD 4006	
Lot on Plan Description	Lot Number	Plan Description
	Lot 219	RP9371
PDA Development Application Details		
DEV Reference Number	DEV2023/1464	
'Properly Made' Date	24 January 2024	
Information Request Compliance Date	4 June 2024	
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	Material of Use for Animal Keeping (Doggy Day Care), Animal Husbandry 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	11 July 2024	
Currency period	6 years from the date of the decision	
Assessment Team		
Assessment Manager	Vivian Lun, Planner	
Assessment Engineer	Sanjib Bhowmick, Senior Engineer	
Manager	Jennifer Sneesby, Manager	
Delegate	Beatriz Gomez, Director	

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.	Site Plan, prepared by Hayes Anderson Lynch Architects Pty Ltd.	TP201, Issue. D	13/05/2024
2.	Existing/Demolition G-L02 Floor Plan, prepared by Hayes Anderson Lynch Architects Pty Ltd.	TP301, Issue. D	13/05/2024
3.	Existing/Demolition Roof Plan, prepared by Hayes Anderson Lynch Architects Pty Ltd.	TP302, Issue. D	13/05/2024
4.	Proposed G-L02 Floor Plan, prepared by Hayes Anderson Lynch Architects Pty Ltd.	TP303, Issue. D	13/05/2024
5.	Elevations – South West & North East, prepared by Hayes Anderson Lynch Architects Pty Ltd.	TP501, Issue. D	13/05/2024
6.	Elevations – North West (Part A & B), prepared by Hayes Anderson Lynch Architects Pty Ltd.	TP502, Issue. D	13/05/2024
7.	Elevations – Existing/Demolition & Proposed (Section A & B), prepared by Hayes Anderson Lynch Architects Pty Ltd.	TP601, Issue. D	13/05/2024
8.	Traffic Impact Statement, prepared by PTT Traffic & Transport Engineering	P:\2023-2424-443	1 May 2024

Preamble, Abbreviations, and Definitions

PREAMBLE

Nil

ABBREVIATIONS AND DEFINITIONS

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

BFP means Building Format Plan.

COUNCIL means the relevant local government for the land the subject of this approval.

DCOP means the Development Charges and Offset Plan that applies to the PDA as amended or replaced from time to time.

EDQ means Economic Development Queensland.

EDQ DA means Economic Development Queensland's – Development Assessment team.

EDQ IS means Economic Development Queensland's – Infrastructure Solutions team.

EP Act means the *Environmental Protection Act 1994*.

IFF means the Infrastructure Funding Framework, prepared by the Department of State Development, Tourism and Innovation, dated 1 July 2020 (as amended from time to time).

LTA means *Land Title Act 1994*.

MEDQ means the Minister for Economic Development Queensland.

PDA means Priority Development Area.

RPEQ means Registered Professional Engineer of Queensland.

Submitting Documentation to EDQ

Where a condition of this approval requires documentation to be submitted to either EDQ DA or EDQ IS, use the following email addresses:

a) EDQ DA: pdadevelopmentassessment@edq.qld.gov.au

b) EDQ IS: PrePostConstruction@edq.qld.gov.au

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 a) Maintain the approved development (including landscaping, parking, driveways and other external spaces) generally in accordance with the approved plans and documents. b) Any additional building work that may impact flooding is to be suspended in accordance with the Flood overlay code of Brisbane City Plan requirements or subject to flood assessment certified by a Registered Professional Engineer of Queensland.	a) At all times. b) At all times.
3.	Hours of Operation Operation of the business is restricted to the following hours: • 6am to 8pm Monday to Friday; and • 7am to 7pm Saturday and Sunday.	As indicated
4.	Maximum Number of Animals a) The maximum number of canines allowed to be kept on premises during business hours at any one time is 50. b) The maximum number of canines allowed to be kept on premises for overnight accommodation at any one time is 15.	a) At all times b) At all times
5.	Restriction – Use The use is restricted to Animal Keeping and Shop use only. The use of the site for Animal Husbandry is not permitted under this approval.	At all times.
6.	Restriction – Shop The area identified as retail space max 123.94m ² on Proposed G-L02 Floor Plan, TP303, Issue D, dated 13/05/2024, prepared by Hayes Anderson Lynch Architects Pty Ltd is limited to grooming services and the sale of canine pet supplies and pet grooming products only.	At all times.

PDA Development Conditions		
No.	Condition	Timing
7.	Restriction – Outdoor Uses a) Dog Day Care activities and grooming services shall occur within the building as shown on the approved drawings. b) The outdoor deck area is to be used only in association with the Dog Day Care (but not grooming activities). c) Use of outdoor deck area is restricted to 8am to 5pm daily.	a) As indicated b) As indicated c) As indicated
8.	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
Construction Management		
9.	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
10.	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 ¹ .	Minimum of 10 business days prior to proposed out of hours work commencement date
11.	Works within Easement All work within Easement A on RP886503 is to be consistent with the built form shown on TP303 Issue D unless a new consent from Council for work in Easement A on RP886503 is obtained and provided to EDQ DA.	As indicated
12.	Public Infrastructure – Damage, Repairs and Relocation Repair any damage to existing public infrastructure that occurred during works carried out in associated 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.
13.	Car Parking Construct, sign and delineate car parking spaces generally in accordance with <i>Australian Standard AS2890 – Parking Facilities</i> and the approved plans.	Prior to commencement of use or BFP endorsement, whichever occurs first

¹ The out of hours work request form is available at EDQ's website.

PDA Development Conditions		
No.	Condition	Timing
14.	Outdoor Lighting Outdoor lighting within the site is to be designed and constructed in accordance with <i>Australian Standard AS 4282:1997 Control of the Obtrusive Effects of Outdoor Lighting</i> .	Prior to commencement of use or BFP endorsement, whichever occurs first
Infrastructure Contributions		
15.	Infrastructure Charges a) Pay to MEDQ infrastructure charges in accordance with the Development Charges and Offset Plan (DCOP) indexed to the date of payment. b) Certified construction plans detailing the GFA must be provided to the MEDQ for calculation of final charges.	a) In accordance with the DCOP b) Prior to commencement of use

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 that may be necessary in relation to your proposal, it is recommended that you seek professional advice.

**** End of Package ****