



21 February 2025

Paws & Relax Pty Ltd  
Att: Ms Di Bensley, Owner  
79/42 Ferry Street  
KANGAROO POINT QLD 4169

Email: di@pawsandrelax.com.au

Dear Ms Bensley

**S89(1)(a) Approval of PDA Development Application**  
**Development Permit for Material Change of Use for Animal Keeping (Doggy Daycare) –**  
**Interim Use at 5 Hercules Street, Hamilton described as Lot 1 on SP231749**

On 21 February 2025, 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 website at [Current applications and approvals](#).

If you require any further information, please contact Hayden Jensen, Senior Planner, Development Assessment, in Economic Development Queensland, by telephone on (07) 3035 2083 or at [hayden.jensen@edq.qld.gov.au](mailto:hayden.jensen@edq.qld.gov.au), who will 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                            | 5 Hercules Street, Hamilton |                  |
| Lot on plan description                 | Lot number                  | Plan description |
|                                         | Lots 1                      | SP231749         |

| PDA development application details |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|-------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| DEV reference number                | DEV2023/1404                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| 'Properly made' date                | 23/05/2023                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| Type of application                 | <input checked="" type="checkbox"/> PDA development application for: <ul style="list-style-type: none"> <li><input checked="" type="checkbox"/> Material change of use               <ul style="list-style-type: none"> <li><input type="checkbox"/> Preliminary approval</li> <li><input checked="" type="checkbox"/> Development permit</li> </ul> </li> <li><input type="checkbox"/> Reconfiguring a lot               <ul style="list-style-type: none"> <li><input type="checkbox"/> Preliminary approval</li> <li><input type="checkbox"/> Development permit</li> </ul> </li> <li><input type="checkbox"/> Operational work               <ul style="list-style-type: none"> <li><input type="checkbox"/> Preliminary approval</li> <li><input type="checkbox"/> Development permit</li> </ul> </li> </ul> <input type="checkbox"/> Application to change PDA development approval<br><input type="checkbox"/> Application to extend currency period |
| Proposed development                | MCU for Animal Keeping (Doggy Daycare) – Interim Use                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |

| PDA development approval details |                                                                                                                                                                                                                                                                                                                      |
|----------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Decision of the MEDQ             | <p>The MEDQ has decided to grant <b>all</b> of the PDA development approval applied for, <b>subject to</b> PDA development conditions forming part of this decision notice.</p> <p>The approval is for:</p> <ul style="list-style-type: none"> <li>• MCU for Animal Keeping (Doggy Daycare) – Interim Use</li> </ul> |
| Decision date                    | 21/02/2025                                                                                                                                                                                                                                                                                                           |
| Currency period                  | 6 years from the date of the decision                                                                                                                                                                                                                                                                                |

| Assessment Team           |                                   |
|---------------------------|-----------------------------------|
| Assessment Manager (Lead) | Hayden Jensen, Senior Planner     |
| Manager                   | Jennifer Sneesby, Manager         |
| Engineer                  | Manjurul Alam, Principal Engineer |
| 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.                           | Floor level, prepared by Shem James                    | NA              | 23/04/2023 |
| 2.                           | Environmental Noise Assessment, No. 1, prepared by TTM | 23BRA0057 R01_1 | 18/05/2023 |

### Preamble, abbreviations, and definitions

#### PREAMBLE

Nil or insert preamble

#### ABBREVIATIONS AND DEFINITIONS

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

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

**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.

**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).

**MEDQ** means the Minister for Economic Development Queensland.

**PDA** means Priority Development Area.

### 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](mailto:pdadevelopmentassessment@edq.qld.gov.au)
- b) EDQ IS: [PrePostConstruction@edq.qld.gov.au](mailto:PrePostConstruction@edq.qld.gov.au)

| PDA Development Conditions |                                                                                                                                                                                                                                                                                                                                                            |                                            |
|----------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------|
| No.                        | Condition                                                                                                                                                                                                                                                                                                                                                  | Timing                                     |
| <b>General</b>             |                                                                                                                                                                                                                                                                                                                                                            |                                            |
| <b>1.</b>                  | <b>Carry out the Approved Development</b><br><br>Carry out the approved development generally in accordance with the approved plans and documents and any other documentation endorsed via Compliance Assessment as required by these conditions.                                                                                                          | Prior to commencement of use               |
| <b>2.</b>                  | <b>Maintain the Approved Development</b><br><br>Maintain the approved development generally in accordance with the approved plans and documents and any other documentation endorsed via Compliance Assessment as required by these conditions.                                                                                                            | At all times following commencement of use |
| <b>3.</b>                  | <b>Duration of Interim Use (6-months)</b><br><br>The approved use of the site is on an interim basis for six (6) months from the date of decision. This timeframe may be extended by written approval from EDA DA.                                                                                                                                         | As indicated.                              |
| <b>4.</b>                  | <b>Hours of Operation</b><br><br>Operation of the business is restricted to the following hours: <ul style="list-style-type: none"> <li>• 6:30am to 6:30pm Monday to Friday;</li> <li>• 8am to 3:30pm Saturday; and</li> <li>• Sunday and public holidays: No operation</li> </ul>                                                                         | As indicated                               |
| <b>5.</b>                  | <b>Maximum Number of Animals</b><br><br>a) The maximum number of canines allowed to be kept on premises during business hours at any one time is 50.<br><br>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<br><br>b) At all times     |
| <b>6.</b>                  | <b>Flood Emergency Management Plan</b><br><br>Prepare and implement a Flood Emergency Management Plan (FEMP) in accordance with the Northshore Hamilton Priority Development Area Development Scheme, Brisbane City Council City Plan 2014 Flood overlay code (8.2.11), Flood planning scheme policy (SC6.11) and EDQ's relevant guidelines and standards. |                                            |
| <b>7.</b>                  | <b>Spillage – Materials &amp; Equipment to Contain &amp; Clean Up</b><br><br>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         |

| PDA Development Conditions          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                              |
|-------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------|
| No.                                 | Condition                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Timing                                                                                                                                                       |
| <b>Construction Management</b>      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                              |
| <b>8.</b>                           | <b>Public Infrastructure (Damage, Repairs and Relocation)</b><br><br>a) Repair any damage to existing public infrastructure caused by works carried out in association with the approved development.<br><br>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.<br><br><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<br><br>b) Prior to commencement of use or BFP endorsement, whichever occurs first |
| <b>9.</b>                           | <b>Refuse Collection</b><br><br>a) Submit to EDQ IS evidence of approved refuse collection arrangements, from Council or a private waste contractor, for the approved development<br><br>b) Implement the refuse collection arrangements submitted under part a) of this condition.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | a) Prior to commencement of use<br><br>b) At all times following commencement of use                                                                         |
| <b>10.</b>                          | <b>Outdoor Lighting</b><br><br>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                                                                                                                                 |
| <b>Infrastructure Contributions</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                              |
| <b>11.</b>                          | Pay to the MEDQ infrastructure charges in accordance with the DCOP, indexed to the date of payment<br><br>Where the application is a MCU, certified construction plans detailing the GFA must also be provided to the MEDQ prior to commencement of use for calculation of final charges.<br><br><i>Note: should an extension to the duration of use be approved, a condition requiring payment of infrastructure charges may be imposed.</i>                                                                                                                                                                                                                                                                                                                                                | In accordance with the DCOP                                                                                                                                  |

**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 \*\***