



Our ref: DEV2024/1492

7 May 2025

Vivienne Hartwig
C/- MPN Town Planning Consultants
Attn: Mr Marius Nieuwoudt
98 Primley Street
PULLENVALE QLD 4069

Email: MPN.townplanning@gmail.com

Dear Mr Nieuwoudt

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

PDA Development Application DEV2024/1492 for Development Permit for Material Change of Use for Animal Keeping (Dog Day Care Centre) at 14 Walker Street, Woolloongabba described as Lot 13 on RP11840

On 7 May 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 feel free to contact me on (07) 3452 7196 or via email at Essen.Joseph@edq.qld.gov.au.

Yours sincerely

Brandon Bouda
Director
Development Assessment
Economic Development Queensland



PDA Decision Notice

Site information		
Name of priority development area (PDA)	Woolloongabba PDA	
Site address	14 Walker Street, Woolloongabba	
Lot on plan description	Lot number	Plan description
	Lot 13	RP11840
PDA development application details		
DEV reference number	DEV2024/1492	
'Properly made' date	3 April 2024	
Type of application	<input checked="" type="checkbox"/> PDA development application for: <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"/> Application to change PDA development approval <input type="checkbox"/> Application to extend currency period	
Proposed development	Animal Keeping (Dog Day Care Centre)	
PDA development approval details		
Decision of the MEDQ	<p>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.</p> <p>The approval is for:</p> <ul style="list-style-type: none"> • Material Change of Use for Animal Keeping (Dog Day Care Centre) 	
Decision date	7 May 2025	
Currency period	6 years from the date of the decision	
Assessment Team		
Assessment Manager (Lead)	Hayden Jensen	
Manager	Essen Joseph, Manager	
Engineer	Sunny Wong, Director	
Delegate	Brandon Bouda, 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.	Oodles and More, MCU to Animal Keeping (Dog Day Care), prepared by MPN Townplanning	Version 1	24 Feb 2024
2.	Floor Plan Tenancy 1 (13RP11840)	Un-numbered	Undated, amended in red by EDQ 17 April 2025

Preamble, abbreviations, and definitions

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.

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.

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.

Compliance assessment

- 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 IS, use the following email addresses:

- a) EDQ DA: pddevelopmentassessment@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 Maintain the approved development generally in accordance with the approved plans and documents.	At all times following commencement of use
Emergency Management		
3.	Flood Emergency Management Plan a) Submit to EDQ IS a Flood Emergency Management Plan (FEMP), certified by a suitably qualified and experienced RPEQ, detailing at a minimum:	a) Within 30 business days of the issuance of this development permit

PDA development conditions		
No.	Condition	Timing
	<ul style="list-style-type: none"> i. The relevant flood levels experienced on the site from both the Brisbane River flood planning area and the Overland flow flood planning area; ii. Any requirements for modification to electrical outlets in response to flood levels; iii. Any requirements for storage of hazardous chemicals; iv. Planned actions that need to be undertaken in response to flooding, including preparation required in advance of a flood, triggers for when flood emergency responses need to be initiated, and protocols for evacuation or sheltering in place in response to flooding; and v. Any other details identified by the RPEQ to ensure protection of persons and property in the event of a flood. <p>b) If required by FEMP approved under item a) of this condition, or a compliance assessment approval, undertake building and / or site works to address flood risks.</p> <p>c) Implement and maintain the FEMP approved under park a) of this condition.</p>	<p>b) As identified in the approved FEMP or any conditions of compliance assessment approval</p> <p>c) At all times following approval of the FEMP</p>
4.	<p>Public Infrastructure (Damage, Repairs and Relocation)</p> <p>a) Repair any damage to existing public infrastructure caused by works carried out in association with the approved development.</p> <p>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.</p> <p><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></p>	<p>a) Prior to commencement of use</p> <p>b) Prior to commencement of use</p>
5.	<p>Car Parking</p> <p>Construct, sign and delineate car parking spaces in accordance with <i>Australian Standard AS2890 – Parking Facilities</i> and the approved plans.</p>	<p>Prior to commencement of use</p>
6.	<p>Water Connection</p> <p>Connect the approved development to the existing water reticulation network generally in accordance with Council's current adopted standards.</p>	<p>Prior to commencement of use</p>

PDA development conditions		
No.	Condition	Timing
7.	Sewer Connection Connect the approved development to the existing sewer reticulation network generally in accordance with Council's current adopted standards.	Prior to commencement of use
8.	Waste Liquids a) Manage waste liquids (including wastewater from wash down and sanitising operations) as per any requirements of the Distributer Retailer Authority, or ensure it is collected and disposed of by a licensed contractor at a liquid waste treatment facility. b) Ensure washdown waters do not enter any roadside gutter, stormwater drain, or land area that directs such waters to a roadside gutter or stormwater drain.	a) At all times b) At all times
9.	Stormwater Connection Connect the approved development to a lawful point of discharge: a) with 'no-worsening' to upstream or downstream properties for storm events up to 1% Annual Exceedance Probability; and b) generally in accordance with Council's current adopted standards.	a) Prior to commencement of use b) Prior to commencement of use
10.	Outdoor Lighting Outdoor lighting within the site is to be designed, constructed, and maintained in accordance with: a) Australian Standards AS1158 – Lighting for Roads and Public Spaces b) Australian Standard AS 4282:1997 Control of the Obtrusive Effects of Outdoor Lighting.	a) To be installed within 20 business days of the issuance of this development permit b) To be maintained for the duration of the use
Operational Requirements		
11.	Hours of Operation Limit hours of operation to 6 a.m. to 7 p.m.	At all times
12.	Number of Dogs Limit the number of dogs on the premises to sixty (60) at any one time.	At all times
13.	Acoustic Treatments Development is to ensure that future development on the northern boundary of Walker St is protected from adverse noise impacts, including sleep disturbance, through acoustic mitigation measures installed within	At all times

PDA development conditions		
No.	Condition	Timing
	<p>the premises that prevent or reduce the emission of noise beyond the development site by ensuring noise emissions do not exceed:</p> <ol style="list-style-type: none"> i. LAeq,adj,15min emitted from the development is not greater than the rating background level plus 3 at a sensitive use; ii. Where LAeq,adj,15min is the A-weighted equivalent continuous sound pressure level during a 15 minute measurement time, adjusted for tonal and impulsive noise characteristics, determined in accordance with the methodology described in the Noise impact assessment planning scheme policy. <p><i>NOTE: Rating background level is to be determined in accordance with the methodology described in the Noise Impact Assessment Planning Scheme Policy of the Brisbane City Plan 2014, being a Planning Scheme Policy that is referenced in section 4.3.6 Impacts and amenity of the Woollongabba PDA Development Scheme.</i></p>	
14.	<p>Complaints management</p> <ol style="list-style-type: none"> a) Should complaints be received by EDQ, commission a suitably qualified acoustic expert to undertake noise monitoring, at the applicant's expense, to verify whether the requirements of the development permit and approved documents are being met, and submit the review documentation for EDQ's review. b) If required, implement noise management or mitigation measures to rectify non-compliance with the requirements of this development permit, taking into account any recommendations of the acoustic expert identified in part a) of this condition. <p><i>NOTE:</i></p> <ul style="list-style-type: none"> - EDQ may seek assistance from third party noise experts as part of a complaints review process. - Part a) of this condition is not intended to be enacted for vexatious or frivolous complaints. Discretion is to be exercised by investigating officers to determine when the need for an acoustic investigation, as required by this condition, is to be triggered. 	<ol style="list-style-type: none"> a) Upon request by EDQ b) Within 20 business days of the requirements being identified to EDQ, or as otherwise agreed in writing by EDQ
15.	<p>Complaints Register</p> <ol style="list-style-type: none"> a) Maintain a register of complaints and provide a copy of the register to the primary building / property manager on a bi-annual basis at minimum. The register is to contain the name and contact details of the complainant, as well as the details of the complaint. b) Make available the complaint register to EDQ, Brisbane City Council (BCC), or any other authority responsible for the management environmental nuisance or similar matters. 	<ol style="list-style-type: none"> a) At all times following commencement of use b) Upon request by a relevant authority
16.	<p>Refuse Collection</p> <ol style="list-style-type: none"> a) Submit to EDQ IS evidence of approved refuse collection arrangements, from Council or a private waste contractor, for the approved development. 	<ol style="list-style-type: none"> a) Within 10 business days following the issuance of this development permit

PDA development conditions		
No.	Condition	Timing
	b) Implement the refuse collection arrangements submitted under part a) of this condition.	b) At all times
17.	Refuse Storage Store and manage all waste bins within the area shown on the approved drawings or within the building.	At all times, other than immediately prior to or after rubbish collection
Infrastructure Contributions		
18.	Pay to the MEDQ infrastructure charges in accordance with the IFF in place at the date of payment. Submit to EDQ DA clearly detailed plans identifying the GFA at the time of payment.	Within 60 business days of the issuance of this development permit

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.

ENVIRONMENTAL MANAGEMENT REGISTER

The site is identified on the Environmental Management Register (EMR) and is subject to a Site Management Plan (SMP). This development permit does not authorise any building or operational works that conflict with the Site Management Plan.

For details in relation to the EMR or SMP, contact the relevant responsible agency.

**** End of Package ****