Our ref: DEV2014/591

22 August 2014

Mr Joshua Smith
Royals Equestrian Centre Pty Ltd
65 Upper Brookfield Road
BROOKFIELD QLD 4069

Dear Mr Smith

SECTION 89(1)(a) PDA DEVELOPMENT APPROVAL FOR A PDA DEVELOPMENT APPLICATION FOR A PDA DEVELOPMENT PERMIT FOR A MATERIAL CHANGE OF USE FOR EDUCATIONAL ESTABLISHMENT (HORSE RIDING SCHOOL), OUTDOOR SPORT AND RECREATION (RIDING AND TRAINING OF HORSES), ANIMAL KEEPING AND HUSBANDRY (STABLING OF HORSES) AND SHOP (IN ASSOCIATION WITH THE HORSE RIDING SCHOOL) AND A PDA DEVELOPMENT PERMIT FOR BUILDING WORKS (MINOR BUILDING WORKS IN A HERITAGE PLACE) AT 600 GREGORY TERRACE, BOWEN HILLS DESCRIBED AS PART OF LOTS 112 AND 113 ON SP219238 AND PART OF LOT 703 ON SP238193

On 22 August 2014 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*. MEDQ has decided to grant all of the PDA development approval applied for subject to PDA development conditions set out in the attached PDA Development Approval Package.

The PDA development application and the decision notice can also be viewed in the MEDQ Development Approvals Register via the MEDQ website http://www.dsdip.qld.gov.au/infrastructure-and-planning/priority-development-area-development-approvals.html.

Should you have any queries in relation to the decision notice, please do not hesitate to contact Gerard McCafferty on 3452 7424.

Yours sincerely

Steve Conner
Executive Director – Development Assessment

PDA Decision Notice – Approval

Site information

Name of urban development area (PDA)	Bowen Hills
Site address	600 Gregory Terrace, Bowen Hills

Lot on plan description	Lot number	Lot description
	Part of Lots 112 and 113	SP219238
	Part of Lot 703	SP238193

PDA development application details

MEDQ reference number	DEV2014/591
Lodgement date	23 July 2014

Type of application	☑ New development involving:-
	    ☑ Material change of use
	        ☑ Development permit
	    ☑ Building Work
	        ☑Development permit

Description of proposal applied for	Material change of use for an educational establishment (horse riding school), outdoor sport and recreation (riding and training of horses), animal keeping and husbandry (stabling of horses) and shop (in association with the horse riding school). Building works (minor building works in a heritage place).

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	22 August 2014
Currency period	1 Year from decision date

Plans and specification

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

Approved plans, reports and specifications		Number (if applicable)	Date (if applicable)
1.	Royals Equestrian Centre Pty Ltd		Dated and amended in red 22 August 2014
2.	Building works(building D and DA)		Dated and amended in red 22 August 2014

PDA Development Material Change of Use Conditions

No	Condition	Timing
General		
1.	**Carry out the approved development** Carry out the approved development generally in accordance with the approved plans/drawing and/or documents. For the purposes of this PDA development approval development is taken to mean a Material Change of Use for the following uses: • **Educational Establishment** means a horse riding school. • **Animal keeping and husbandry** means the stabling of up to 40 horses at any given time. The term includes the ancillary use for caretakers accommodation. • **Outdoor sport and recreation** means the riding and training of horses in relation to the horse riding school. • **Shop** means the sale of equestrian equipment, clothing and other products associated with the horse riding school. The term includes the incidental storage of goods on the premises.	Ongoing
2.	**Maintain the Approved Development** Maintain the approved development in accordance with the approved drawing(s) and / or documents, and any relevant DSDIP or other approval required by the conditions.	As indicated
3.	**Waste Management** The management of waste is to adhere to the following requirements: i. The stables are to be cleared of manure throughout each day.	As indicated

	ii.	Manure and used sawdust (used as bedding) is to be separately bagged and removed each day from the premises.	
	iii.	Until it is removed from site each day, manure and used bedding will be disposed of in dedicated and separate bins with lids.	
4.	**Hours of operation**		As indicated
	The approved uses outdoor sport and recreation, educational establishment and shop are permitted to operate between the hours 6:00am to 10:00pm Monday to Sunday.		
5.	**Duration of use**		As indicated
	The approved use of the premises is on a temporary basis and must cease operation by 8 July 2019.		

PDA Development Building Works Conditions (on a heritage place)

No	Condition	Timing
General		
6.	**Carry out the approved development**	Prior to commencement of use
	Carry out the approved development generally in accordance with the following schedule of works:	
	i. Removal of internal walls within Building D and Building DA, as shown by the blue lines on the approved plan *building works (building D and DA)* as amended in red and dated 22 August 2014.	
	ii. Painting of external and internal walls of the Horse Stalls identified as items D and DA on the approved plan *Royals Equestrian Centre Pty Ltd* as amended in red and dated 22 August 2014.	

** End of Package**