

DEV2009/016

7 August 2013

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

Jazz Music Institute Pty Ltd
C/- Matthew Jones
Liquor & Gaming Specialists
PO Box 789
FORTITUDE VALLEY QLD 4006

Dear Mr Jones

**SECTION 99 CHANGE TO A PDA DEVELOPMENT APPROVAL FOR A PDA
DEVELOPMENT PERMIT FOR A MATERIAL CHANGE OF USE TO CHANGE
OPERATIONAL HOURS FOR AN EDUCATIONAL ESTABLISHMENT AT 47
BROOKE STREET BOWEN HILLS DESCRIBED AS LOT 1 RP167860**

On 7 August 2013 the Minister for Economic Development (MEDQ) approved the application to change the Priority Development Area (PDA) development approval pursuant to s.99 of the *Economic Development Act 2012*. The MEDQ has decided to grant all of the change to 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 Department of State Development, Infrastructure and Planning website <http://edq.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 Brandon Bouda on 3024 4166.

Yours Sincerely



Patrick Atkinson

Director – Development Assessment

PDA Decision Notice – Approval

Site information		
Name of priority development area (PDA)	Bowen Hills	
Site address	47 Brooke Street, Bowen Hills	
Lot on plan description	Lot number	Lot description
	1	RP167860
PDA development application details		
MEDQ reference number	DEV2009/016	
Lodgement date	29 July 2013	
Type of application	☐ New development involving:- ☐ Material change of use ☐ Preliminary approval ☐ Development permit ☐ Reconfiguring a lot ☐ Preliminary approval ☐ Development permit ☐ Operational work ☐ Preliminary approval ☐ Development permit ☒ Changing a PDA development approval ☐ Extending the currency period of a PDA approval	
Description of proposal applied for	Change of conditions to increase the hours of operations.	

PDA development approval details			
Decision of the MEDQ [delete other than the applicable decision]		<i>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</i>	
Original Decision date		<i>13 August 2009</i>	
Change to approval date		<i>7 August 2013</i>	
Currency period		<i>4 Years from Original Decision Date</i>	
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.			

CONDITIONS OF APPROVAL		TIMING
1.	Carry out and construct the approved development Carry out the approved development generally in accordance with the approved plans.	While development is occurring on the site and to be maintained
2.	Hours of Operation Hours of operation are to be limited to the following: • 7am to 10pm Monday to Friday • 8am to 10pm Saturdays	To be maintained

3.	Noise Limits The adjusted average maximum sound pressure level from indoor activities and/or amplified music when measured at any sensitive land use must not exceed the A-weighted background sound pressure level (LAbg, T) by more than the following amounts: - Time Period Sensitive Land Use Day (7AM – 6PM) Background noise (LAbg, T) + 10 dB(A) Evening (6PM – 10PM) Background noise (LAbg, T) + 10 dB(A) Note: noise measurement to be taken at the nearest utilised indoor/outdoor area. The sound pressure level, LOCT 10, in a full octave band with centre frequencies from 31.5 Hz to 4 kHz when measured indoors at any sensitive land use must not exceed the background sound pressure level (LOCT 90, T) by more than the following amount in one or more octave bands: - Time Period Sensitive Land Use Night (10PM – 7AM) Background noise (LOCT 90, T) + 3 dB	To be maintained
4.	Air Conditioning Premises are to have air conditioning installed to allow openings to be kept closed minimising noise emissions from the site.	To be maintained

ADVICES

Noise and Dust Emissions

All development involving the emission of noise and dust from building/construction activities requires that the emission be in accordance with the requirements of the *Environmental Protection Act 1994*.

Pursuant to Division 3 Section 440R of the Environmental Protection Act 1994, a builder or building contractor must not carry out building work on a building site in a way that makes or causes audible noise to be made from the building work-

- (a) on a Sunday or public holiday, at any time; or
- (b) on a Saturday or business day, before 6.30 a.m. or after 6.30 p.m.

Advertising Signs

Brisbane City Council is responsible for administering the Local Law that regulates how, where and what kind of advertising signs can be used outdoors in Brisbane. For further information please contact BCC Licence & Compliance on 3403 8888.

Please note: The above information has been provided to the applicant as an advice only, and does not form part of the development approval conditions. This advice has been provided to the applicant to inform them of other obligations they may have to comply with (under state legislation or local laws) prior to their activity commencing.

