



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

Our ref: DEV2009/016

17 September 2014

Jazz Music Institute
C/- Mr Matt Doolan
Developthis
824 Gympie Road
CHERMSIDE QLD 4032

Dear Mr Doolan

**SECTION 99 CHANGE TO A PDA DEVELOPMENT APPROVAL FOR A PDA
DEVELOPMENT PERMIT FOR A MATERIAL CHANGE OF USE -
EDUCATIONAL ESTABLISHMENT AT 47 BROOKES STREET, BOWEN HILLS
DESCRIBED AS LOT 1 ON RP167860**

On 17 September 2014 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://www.dsdipl.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 Tom Barker on 3452 7440.

Yours sincerely

Lyndy Rapson
A/Director - EDQ Development Assessment

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PDA Decision Notice – Approval

Site information		
Name of priority development area (PDA)	Bowen Hills	
Site address	47 Brookes Street, Bowen Hills	
Lot on plan description	Lot number	Lot description
	Lot 1	RP167860
PDA development application details		
MEDQ reference number	DEV2009/016	
Lodgement date	2 September 2014	
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	Material Change of Use – Educational Establishment (Construction of Mezzanine Floor – additional 184.7m ² of GFA)	

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.	
Original Decision date		11 August 2009	
Change to approval date		7 August 2013	
Change to approval date		17 September 2014	
Currency period		2 years from the Change to Approval 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.	Site Plan Elevations	WD0614 01, Issue A	
2.	Ground Floor Plan	WD061402, Issue B	
3.	Mezzanine Plan	WD061403, Issue B	
4.	Sections	WD061404, Issue B	
Approved plans, reports and specifications previously approved on 11 August 2009		Number (if applicable)	Date (if applicable)
5.	Proposed New Premises	DD0901, Issue F	22/07/09
PDA Development Conditions			Timing
1.	Carry out 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)		To be maintained

	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	
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

ADVICE

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.

**** End of Package ****

