



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

Our ref: DEV2018/997

1 March 2019

Economic Development Queensland
C/- RPS Australia East
Att: Ms Chiara Towler
PO Box 1559
FORTITUDE VALLEY QLD 4006

Dear Chiara

SECTION 89(1)(a) PDA DEVELOPMENT APPROVAL FOR A PDA DEVELOPMENT APPLICATION FOR A PDA DEVELOPMENT PERMIT FOR A MATERIAL CHANGE OF USE – SHOP AT 3 WAGTAIL PARKWAY, 526 ROGHAN ROAD AND 184 CARSELGROVE AVENUE, FITZGIBBON DESCRIBED AS LOTS 4, 5 AND 10 ON SP270542

On 28 February 2019 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*. The MEDQ has decided to grant all of the PDA development approval applied for, subject to PDA development conditions set out in this PDA decision notice.

The PDA decision notice and approved plans/documents can also be viewed in the MEDQ Development Approvals Register via the Department website www.dsdmip.qld.gov.au/pda-da-applications.

Should you have any queries in relation to this PDA decision notice, please do not hesitate to contact Sarah Hampstead on 3452 7097, or by email at sarah.hampstead@dsdmip.qld.gov.au.

Yours sincerely

Jeanine Stone
**Director
Development Assessment
Economic Development Queensland**

Minister for Economic Development
Queensland
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Brisbane Queensland 4001 Australia
Website www.edq.qld.gov.au
ABN 76 590 288 697

PDA Decision Notice – Approval

Site information		
Name of priority development area (PDA)	Fitzgibbon	
Site address	3 Wagtail Parkway, 526 Roghan Road and 184 Carselgrove Avenue, Fitzgibbon	
Lot on plan description	Lot number	Plan description
	Lot 4	SP270542
	Lot 5	SP270542
	Lot 10	SP270542
PDA development application details		
DEV reference number	DEV2018/997	
'Properly made' date	10 January 2019	
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 – Shop	

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		28 February 2019	
Currency period		6 years	
Plans and documents			
The plans and documents approved by the MEDQ and referred to in the PDA development conditions are detailed in the table below.			
Approved plans and documents		Number (if applicable)	Date (if applicable)
1.	Concept 7.5m Echo Corner (A3)	Revision C	06/09/2012 (Amended in red 22/02/2019)
2.	Concept 5.0m Laneway Entry (B)	Revision C	06/09/2012 (Amended in red 22/02/2019)
3.	Carparking Analysis the Nest – Fitzgibbon	142700-01A	07/01/2018 (Amended in red 22/02/2019)

ABBREVIATIONS AND DEFINITIONS

For the purposes of interpreting the PDA Development Conditions, the following is a list of abbreviations utilised:

1. **IFF** means *the Economic Development Queensland Infrastructure Funding Framework (November 2018)* as amended or replaced from time to time
2. **MEDQ** means the Minister for Economic Development Queensland.

PDA Development Conditions – Material Change of Use		
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 (including landscaping, parking, driveways and other external spaces) generally in accordance with the approved plans and documents, and any other approval or endorsement required by these conditions.	At all times
3.	Hours of Operation – Shop Operation of the shop is restricted to the following hours: • 8:00am to 7:00pm, 7 days a week.	As indicated

Infrastructure Charges		
4.	Infrastructure Charges Unless a relevant infrastructure agreement provides to the contrary, pay to the MEDQ, the applicable infrastructure charges under the IFF calculated as follows: – where a plan of subdivision or building format plan is submitted for endorsement or the use has commenced on or before six (6) years from the original decision date – in accordance with the IFF in force at the time of the original decision date (November 2018); or – where a plan of subdivision or building format plan is submitted for endorsement or the use has commenced more than six (6) years from the original decision date – in accordance with the IFF in force at the time of the payment.	In accordance with the IFF

STANDARD ADVICE

Please note that in order 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 ****