



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

Our ref: DEV2022/1294

23 June 2022

Mr Noel Shedd
Hivy Gelati and Pizza
5 Wagtail Parkway
Fitzgibbon QLD 4018

noel@bubbl.com.au

Dear Noel

S89(1)(a) Approval of PDA development application
**Development Permit for material change of use for food premises at 5 Wagtail Parkway,
Fitzgibbon described as Lot 4 SP270542**

On 23 June 2022, 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 Department website at www.dsdlgp.qld.gov.au/pda-da-applications.

If you require any further information, please contact Tiana Hill, Planner, Development Assessment, in Economic Development Queensland, by telephone on (07) 3452 7518 or at tiana.hill@dsdlgp.qld.gov.au, who will be pleased to assist.

Yours sincerely

Beatriz Gomez
Director
Development Assessment
Economic Development Queensland

PDA Decision Notice

Site information		
Name of priority development area (PDA)	Fitzgibbon	
Site address	5 Wagtail Parkway, Fitzgibbon	
Lot on plan description	Lot number	Plan description
	Lot 4	SP270542
PDA development application details		
DEV reference number	DEV2022/1294	
'Properly made' date	27/05/2022	
Type of application	☒ PDA development application for: ☒ Material change of use ☐ Preliminary approval ☒ Development permit ☐ Reconfiguring a lot ☐ Preliminary approval ☐ Development permit ☐ Operational work ☐ Preliminary approval ☐ Development permit ☐ Application to change PDA development approval ☐ Application to extend currency period	
Proposed development	Material Change of Use - Food Premises	
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. The approval is for: Material Change of Use - Food Premises	
Decision date	23/06/2022	
Currency period	6 years from the date of the decision	
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. Concept 7.5M EcHo Corner	Issue E	8 June 2022

ABBREVIATIONS AND DEFINITIONS

The following is a list of abbreviations utilised in this approval:

BFP means Building Format Plan.

IFF means the Economic Development Queensland Infrastructure Funding Framework as amended or replaced from time to time.

MEDQ means the Minister for Economic Development Queensland.

PDA development conditions

No.	Condition	Timing
General		
1.	Carry out the approved development Carry out the approved development generally in accordance with: a) the approved plans and documents.	Prior to commencement of use or BFP endorsement, whichever occurs first
2.	Maintain the approved development Maintain the approved development generally in accordance with: a) the approved plans and documents.	At all times following commencement of use
3.	Hours of Operation – Food Premises Operation of the food premises is restricted to the following hours: 6:30am to 9:30pm, 7 days a week.	As indicated
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 6 years from the original decision date – in accordance with the IFF in force at the time of the original decision date; or — where a plan of subdivision or building format plan is submitted for endorsement or the use has commenced more than 6 years from the original decision date – in accordance with the IFF in force at the time of the payment. — Where the application is an MCU, certified construction plans detailing the GFA must also be provided to the MEDQ prior to commencement of use for calculation of final charges.	In accordance with the IFF

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.

End of Package