



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

Our ref: DEV2022/1287

19 August 2022

Rhythm Initiative Limited
C/- Building Suncoast Green
Att: Mr Will Johnson, Town Planner
6 Lorraine Avenue
MARCOOLA BEACH QLD 4573
Email – buildgreenplan@bigpond.com

Dear Will

S89(1)(a) Approval of PDA development application

PDA Development Permit for Material change of use for Food Premises (Rhythm Espresso Cafe) over land at Unit 4, 1 Packer Road, Baringa, formally described as Lot 4 on SP324420 and Common Property Lot 0 on SP324420

On 19 August 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 Andrew McKnight, Principal Planner, Development Assessment, in Economic Development Queensland, by telephone on (07) 3452 7406 or at Andrew.McKnight@dsdlgp.qld.gov.au, who will be pleased to assist.

Yours sincerely

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

PDA Decision Notice

Site information			
Name of priority development area (PDA)		Caloundra South PDA	
Site address		Common Property & Unit 4, 1 Packer Road, Baringa, QLD 4551	
Lot on plan description		Lot number	Plan description
		Lots 0 & 4	SP324400
PDA development application details			
DEV reference number		DEV2022/1287	
'Properly made' date		5 August 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		Food Premises (Rhythm Espresso Cafe)	
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: Development Permit for Material Change of Use – Food Premises (Rhythm Espresso)	
Decision date		19 August 2022	
Currency period		2 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.	Site / Floor Plan by Building Suncoast Green	1169-2018 Sheet 1 Issue Q	19 August 2022 (as amended in red 12 August 2022)

PDA development conditions

PREAMBLE AND ABBREVIATIONS

For the purpose of interpreting this approval, including the conditions, the following applies:

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

1. **DSDILGP** means the Department of State Development, Infrastructure Local Government and Planning.
2. **EDQ** means Economic Development Queensland.
3. **MEDQ** means the Minister for Economic Development Queensland.
4. **PDA** means Priority Development Area.

No.	Condition	Timing
Material Change in use		
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
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
Interim Use		
3.	Duration of interim use The approved Material Change of Use of Premises for Food Premises (Rhythm Espresso) can be undertaken for a maximum period of two (2) years from decision date.	As indicated
Hours of operation		
4.	Hours of operation The operating hours for the approved development are limited to: - Monday to Friday 5am to 3pm - Saturday and Sunday during business hours <i>Advice: this condition should be read with Condition 5 Restriction of use</i>	At all times
Restriction of use		
5.	Restriction of use (occupants) The following restrictions on occupants apply: - Maximum of two (2) full-time staff on-site at any one time - Maximum organised event duration is 1 hour	At all times

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 ****