



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

Our ref: DEV2022/1335

1 December 2022

Tahnae and Rhys Kent T/A Matt Fiddes Martial Arts
C/- Building Suncoast Green
Attn: Will Johnson, Senior Planner
6 Lorraine Avenue
Marcoola QLD 4564

Email: mrskent@mfmartialarts.com; will@buildingsuncoastgreen.com.au

Dear Tahnae, Rhys and Will

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

PDA Development Permit for Material change of use for Indoor Sport and Recreation (Matt Fiddes Martial Arts - Gymnasium) over land at Unit 2, 3 Matheson Street, Baringa formally described as Lot 1154 on SP298755.

On 1 December 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.dsdilgp.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@dsdilgp.qld.gov.au, who will be pleased to assist.

Yours sincerely

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

PDA Decision Notice

Site information		
Name of priority development area (PDA)	Caloundra South PDA	
Site address	Unit 2, 3 Matheson Street, Baringa, QLD 4551	
Lot on plan description	Lot number	Plan description
	Lot 1154	SP298755

PDA development application details	
DEV reference number	DEV2022/1335
'Properly made' date	26 September 2022
Type of application	<input checked="" type="checkbox"/> PDA development application for: <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Material change of use <ul style="list-style-type: none"> <input type="checkbox"/> Preliminary approval <input checked="" type="checkbox"/> Development permit <input type="checkbox"/> Reconfiguring a lot <ul style="list-style-type: none"> <input type="checkbox"/> Preliminary approval <input type="checkbox"/> Development permit <input type="checkbox"/> Operational work <ul style="list-style-type: none"> <input type="checkbox"/> Preliminary approval <input type="checkbox"/> Development permit <input type="checkbox"/> Application to change PDA development approval <input type="checkbox"/> Application to extend currency period
Proposed development	Indoor Sport and Recreation (Matt Fiddes Martial Arts Gymnasium)

PDA development approval details	
Decision of the MEDQ	<p>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.</p> <p>The approval is for:</p> <ul style="list-style-type: none"> • Development Permit for Material Change of Use – Indoor Sport and Recreation (Matt Fiddes Martial Arts Gymnasium)
Decision date	1 December 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 / Setout Plan by Building Suncoast Green	1154-18 Sheet 3 Issue M	9 September 2019 (as amended in red 22 November 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. **EDQ** means Economic Development Queensland.
2. **MEDQ** means the Minister for Economic Development Queensland.
3. **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 Indoor Sport and Recreation (Matt Fiddes Martial Arts Gymnasium) 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: <ul style="list-style-type: none">- Group classes on Monday to Friday before 7am and from 4pm onwards- Group classes on Saturday and Sunday at any time- 1-to-1 personal training at any time <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: <ul style="list-style-type: none">- Maximum ten (10) participants at any junior group classes (Under 6 – ‘Mighty Matts’)- Maximum fifteen (15) participants at any other classes- Maximum of two (2) staff on-site at any one time- Unless managed to the maximum occupants’ restrictions, no competitions or ad-hoc events to be hosted in the tenancy or on-site.	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 ****