



Department of
State Development and Infrastructure

Our ref: DEV2024/1469

2 April 2024

Pride Performance
C/- Adams + Sparkes Town Planning
Att: Mr Cameron Adams
PO Box 1000
BUDDINA QLD 4575

Email: admin@astpd.com.au

Dear Cameron

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

PDA Development Permit for Material Change of Use for Indoor Sport and Recreation at 4/10 Strong Street, Baringa described as Lots 0 and 4 on SP334152

On 2 April 2024, 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 Michael Fallon, Planner, Development Assessment, in Economic Development Queensland, by telephone on (07) 3452 7097 or at Michael.fallon@dsdilgp.qld.gov.au, who will be pleased to assist.

Yours sincerely

Amanda Dryden
Director
Development Assessment
Economic Development Queensland

PDA Decision Notice

Site information		
Name of priority development area (PDA)	Caloundra South	
Site address	4/10 Strong Street, Baringa	
Lot on plan description	Lot number	Plan description
	0	SP334152
	4	SP334152
PDA development application details		
DEV reference number	DEV2024/1469	
'Properly made' date	23 January 2024	
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	Indoor Sport and Recreation (Basketball Gymnasium)	
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: • PDA Development Permit for Material Change of Use for Indoor Sport and Recreation	
Decision date	2 April 2024	
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.	Ground Floor Plan, prepared by Ace Space Design	22.663, Issue A	22/11/2023

Preamble, abbreviations, and definitions

ABBREVIATIONS AND DEFINITIONS

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

DSDI means the Department of State Development and Infrastructure.

EDQ means Economic Development Queensland.

EDQ DA means Economic Development Queensland's – Development Assessment team.

EDQ IS means Economic Development Queensland's – Infrastructure Solutions team.

MEDQ means the Minister for Economic Development Queensland.

PDA means Priority Development Area.

Submitting documentation to EDQ

Where a condition of this approval requires documentation to be submitted to either EDQ DA or EDQ IS, use the following email addresses:

- a) EDQ DA: pdadevelopmentassessment@dsdmip.qld.gov.au
- b) EDQ IS: EDQ_PrePostConstruction@dsdilgp.qld.gov.au

PDA development conditions		
No.	Condition	Timing
Material Change of Use		
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 generally in accordance with the approved plans and documents.	At all times following commencement of use.
Operational Limitations (Classes)		
3.	Operational Limitations (Classes) The development is to be operated as follows: • Group classes - Monday to Friday may occur before 9:00am and after 4:00pm; • Group classes - Saturday and Sunday between 6:00am – 4:00pm; • 1-to-1 personal training at any times. <i>Advice: This condition should be read in conjunction with Condition 4 Restriction of use.</i>	At all times.
Restriction of use		
4.	Restriction of use (Indoor Sport and Recreation) The use of the premises is restricted to basketball gymnasium only and the following occupant restrictions apply: • Maximum six (6) participants and two (2) staff to be present at any one time, except between 9.00am to 4.00pm Monday to Friday where a maximum of three (3) participants and two (2) staff may be present; • Maximum six (6) participants in any group classes or open training sessions; • Maximum one (1) group class or open training session at any one time; and • Maximum group class duration is one (1) hour. <i>Advice: This condition should be read in conjunction with Condition 3 Operational limitations.</i>	At all times.
5.	Parking Requirements and Access Arrangements (a) Maintain a minimum of four (4) car parking spaces on-site for the approved use. (b) Provide for the Indoor Sport and Recreation (Basketball Gymnasium) located in Unit 4 to have access to the remaining ten (10) on-site car parking spaces before 9:00am and after 4:00pm on Monday – Friday, and 6:00am to 4:00pm on Saturday and Sunday.	(a) At all times. (b) As identified in the condition.

PDA development conditions		
No.	Condition	Timing
Community Management Statement		
6.	New Community Management Statement Submit to EDQ a new Community Management Statement for the 10 Strong Street Community Titles Scheme that has been registered with Titles Qld that includes the following: • That Unit 4 is approved for Indoor Sport and Recreation (Basketball Gymnasium) and car parking allocations and entitlements have been altered to reflect conditions of this approval; and • A copy of all conditions in the approval package for the ongoing use of Indoor Sport and Recreation (Basketball Gymnasium) located in Unit 4. <i>Advice: This should also be notified to any prospective buyers.</i>	Prior to commencement of use, and 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 ****