



Our ref: DEV2022/1335/2

4 July 2024

Matt Fides Martial Arts Caloundra
Att: Tahnae Kent
Unit 2/3 Matheson Street
BARINGA QLD 4551

Email: mrskent@mfmartialarts.com

Dear Tahnae

Section 99 Approval - Application to Change PDA Development Approval
Material Change of Use for Indoor sports and recreation (Matt Fides Martial Arts – Gymnasium) at Unit 2, 3 Matheson Street, Baringa described as Lot 1154 on SP298755

On 4 July 2024 the Minister for Economic Development Queensland (MEDQ) decided to grant **all** of the amendment application applied for, subject to PDA development conditions set out in this PDA decision notice.

The PDA decision notice and approved plans/documents can be viewed in the MEDQ Development Approvals Register via the Department website [Current applications and approvals](#).

If you require any further information, please contact Mr Ali Rizayee, Graduate Planner, Development Assessment, in Economic Development Queensland, by telephone on (07) 3224 6732 or at Ali.Rizayee@edq.qld.gov.au, who will assist.

Yours sincerely

Amanda Dryden
Director
Development Assessment
Economic Development Queensland



PDA Decision Notice – Approval

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 1554	SP298755
PDA development application details		
DEV reference number	DEV2022/1335/2	
'Properly made' date	28 June 2024	
Type of application	<input type="checkbox"/> PDA development application for: <ul style="list-style-type: none"> <input type="checkbox"/> Material change of use <ul style="list-style-type: none"> <input type="checkbox"/> Preliminary approval <input 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 checked="" type="checkbox"/> Application to change PDA development approval <input type="checkbox"/> Application to extend currency period	
Description of proposal applied for	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"> • Amendment of Condition 3 to remove the current 2-year duration of the interim use, thereby enabling the Applicant to continue operating until such time that the use ceases. 	
Original Decision date	1 December 2022	
Change to approval date	4 July 2024	
Currency period	2 years from the original decision date	
Assessment Team		
Assessment Manager (Lead)	Ali Rizayee, Graduate Planner	
Manager	Jennifer Davison, Manager	
Engineer	N/A	
Delegate	Amanda Dryden	

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.

Plans and documents previously approved on 1 December 2022		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)

Preamble, Abbreviations, and Definitions

PREAMBLE

Nil

ABBREVIATIONS AND DEFINITIONS

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

EDQ means Economic Development Queensland.

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@edq.qld.gov.au
- b) EDQ IS: PrePostConstruction@edq.qld.gov.au

PDA Development Conditions

No.	Condition	Timing
Material Change in 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 the use

Hours of operation		
3.	<p>Hours of operation</p> <p>The operating hours for the approved development are limited to:</p> <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 <p><i>Advice: this condition should read with Condition 4 Restriction of use</i></p>	At all times
Restriction of use		
4.	<p>Restriction of use (occupants)</p> <p>The following restrictions on occupancy apply:</p> <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 ****