



Economic Development Queensland

Creating and investing in sustainable places for Queensland to prosper

Our ref: DEV2024/1505

6 August 2024

Hivy Gelati and Pizza
C/- Noel Eric Shedd
PO Box 302
SURFERS PARADISE QLD 4217

Email: noel@bubbl.com.au

Dear Mr Shedd

S89(1)(a) Approval of PDA Development Application

PDA development application DEV2024/1505 for a Development Permit for a Material Change of Use for House (interim use) at 5 Wagtail Parkway, Fitzgibbon described as Lot 4 on SP270542

On 6 August 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 website at [Current applications and approvals](#).

If you require any further information, please contact Karina McGill, Principal Planner, Development Assessment, in Economic Development Queensland, by telephone on (07) 3452 7498 or at karina.mcgill@edq.qld.gov.au, who will assist.

Yours sincerely

Beatriz Gomez
Director
Development Assessment
Economic Development Queensland



PDA Decision Notice

Site information		
Name of priority development area (PDA)	Fitzgibbon PDA	
Site address	5 Wagtail Parkway, Fitzgibbon	
Lot on plan description	Lot number	Plan description
	Lot 4	SP270542

PDA development application details	
DEV reference number	DEV2024/1505
'Properly made' date	5 June 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	Material Change of Use – House (interim use)

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 - House
Decision date	6 August 2024
Currency period	3 years from the date of the decision

Assessment Team	
Assessment Manager (Lead)	Karina McGill
Manager	Leila Torrens
Delegate	Beatriz Gomez

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 F	26 April 2024

Preamble, abbreviations, and definitions

PREAMBLE

Nil or insert preamble

ABBREVIATIONS AND DEFINITIONS

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

COUNCIL means the relevant local government for the land the subject of this approval.

DCOP means the Development Charges and Offset Plan that applies to the PDA as amended or replaced from time to time.

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

PDA Development Conditions

No.	Condition	Timing
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.	Interim use – Duration of use The approved use of the premises is on an interim basis, for a period of 3 years from the date of decision, being 6 August 2024.	As indicated
3.	Maintain the approved development Maintain the approved development generally in accordance with the approved plans and documents.	At all times following commencement of use
4.	Infrastructure Charges Pay to the MEDQ infrastructure charges in accordance the DCOP, indexed to the date of payment.	In accordance with the DCOP.

PDA Development Conditions		
No.	Condition	Timing
	Where the application is a MCU, certified construction plans detailing the GFA must also be provided to the MEDQ prior to commencement of use for calculation of final charges.	

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 ****