



Our ref: DEV2024/1511

2 August 2024

Golf Mates HQ  
C/- Adams + Sparkes Town Planning  
Attn: Mr Cameron Adams  
PO Box 1000  
BUDDINA QLD 4575

Email: [admin@astpd.com.au](mailto:admin@astpd.com.au)

Dear Mr Adams

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

**PDA Development Application DEV2024/1511 for a Development Permit for Material Change of Use for Indoor Sport and Recreation at Tenancy 2, 5 Edison Crescent, Baringa described as Lot 1188 on SP305381**

On 2 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 Vivian Lun, Planner, Development Assessment, in Economic Development Queensland, by telephone on (07) 3452 6781 or at [vivian.lun@edq.qld.gov.au](mailto:vivian.lun@edq.qld.gov.au), who will assist.

Yours sincerely

Amanda Dryden  
**Director**  
**Development Assessment**  
**Economic Development Queensland**



# PDA Decision Notice

Site information		
Name of Priority Development Area (PDA)	Caloundra South PDA	
Site Address	Tenancy 2, 5 Edison Crescent, Baringa QLD 4551	
Lot on Plan Description	Lot Number	Plan Description
	Lot 1188	SP305381

PDA development application details	
DEV Reference Number	DEV2024/1511
'Properly made' Date	7 June 2024
Type of Application	<input checked="" type="checkbox"/> PDA development application for: <ul style="list-style-type: none"> <li><input checked="" type="checkbox"/> Material change of use               <ul style="list-style-type: none"> <li><input type="checkbox"/> Preliminary approval</li> <li><input checked="" type="checkbox"/> Development permit</li> </ul> </li> <li><input type="checkbox"/> Reconfiguring a lot               <ul style="list-style-type: none"> <li><input type="checkbox"/> Preliminary approval</li> <li><input type="checkbox"/> Development permit</li> </ul> </li> <li><input type="checkbox"/> Operational work               <ul style="list-style-type: none"> <li><input type="checkbox"/> Preliminary approval</li> <li><input type="checkbox"/> Development permit</li> </ul> </li> </ul> <input type="checkbox"/> Application to change PDA development approval <input type="checkbox"/> Application to extend currency period
Proposed Development	Indoor Sport and Recreation

PDA Development Approval Details	
Decision of the MEDQ	The MEDQ has decided to grant <b>all</b> of the PDA development approval applied for, <b>subject to</b> PDA development conditions forming part of this decision notice.
Decision Date	2 August 2024
Currency Period	6 years from the date of the decision

Assessment Team	
Assessment Manager (Lead)	Vivian Lun, Planner – Development Assessment
Manager	Jennifer Sneesby, Manager – Development Assessment
Engineer	Jack Landsberg, Principal Technical Officer – Infrastructure Solution
Delegate	Amanda Dryden, Director – Development Assessment

## 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 Plan, prepared by DCM Building Design	DA.01, Issue 1	08.04.2024
2.	Floor Plan Tenancy 2, prepared by DCM Building Design	DA.02, Issue 1	08.04.2024

## Preamble, Abbreviations, and Definitions

### PREAMBLE

Nil

### 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.

**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.

**RPEQ** means Registered Professional Engineer of Queensland.

## 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](mailto:pdadevelopmentassessment@edq.qld.gov.au)

b) EDQ IS: [PrePostConstruction@edq.qld.gov.au](mailto:PrePostConstruction@edq.qld.gov.au)

PDA Development Conditions		
No.	Condition	Timing
<b>Material Change of Use</b>		
1.	<b>Carry out the approved development</b>  Carry out the approved development generally in accordance with the approved plans and documents.	Prior to commencement of use.
2.	<b>Maintain the approved development</b>  Maintain the approved development generally in accordance with the approved plans and documents.	At all times following commencement of use.
<b>Operational Limitations</b>		
3.	<b>Operational Limitations (Members Only Hours and Staffed Hours)</b>  The development is to be operated as follows: <ul style="list-style-type: none"> <li>• <b>Golf Mates Members Only Hours</b> – Weekdays               <ul style="list-style-type: none"> <li>○ Monday to Friday between 5:30am - 5:00pm; and</li> <li>○ A maximum of four (4) participants on site at any time.</li> </ul> </li> <li>• <b>Staffed Hours</b> – Weekdays               <ul style="list-style-type: none"> <li>○ Monday to Friday between 5:00pm - 9:00pm; and</li> <li>○ A maximum of twelve (12) participants and at least one (1) staff member on site at any time.</li> </ul> </li> <li>• <b>Staffed Hours</b> – Weekends               <ul style="list-style-type: none"> <li>○ Saturday and Sunday between 8:00am – 5:00pm; and</li> <li>○ A maximum of five (5) participants and at least one (1) staff member on site at any time.</li> </ul> </li> </ul> <p><i>Advice: This condition should be read in conjunction with Condition 4 Restriction of use.</i></p>	At all times.
<b>Restriction of Use</b>		
4.	<b>Restriction of Use (Indoor Sport and Recreation)</b>  a) The use of the premises is restricted to Tenancy 2 for an indoor golf simulator only and the following occupant restrictions apply: <ul style="list-style-type: none"> <li>• A maximum of four (4) participants on site during Members Only Hours;</li> <li>• A maximum of (12) participants on site during Staffed Hours on weekdays; and</li> <li>• A Maximum of five (5) participants on site during Staffed Hours on weekends.</li> <li>• Maximum session duration is one (1) hour.</li> </ul>	a) At all times.

PDA Development Conditions		
No.	Condition	Timing
	b) The use of the premises is restricted to the maximum of 353.68m <sup>2</sup> Gross Floor Area (GFA) including mezzanine area.  <i>Advice: This condition should be read in conjunction with Condition 3 Operational limitations.</i>	b) At all times.
5.	<b>Parking Requirements</b>  a) Maintain a minimum of five (5) car parking spaces on-site for the approved use; and  b) Ensure Tenancy 2 has unfettered access to the remaining eleven (11) on-site car parking spaces between 5:00pm – 9:00pm on Monday – Friday.	a) At all times.  b) As identified in the condition.

#### 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 \*\***