



Our ref: DEV2025/1645

3 September 2025

PCYC Queensland
C/- Evolve Planning
Att: Ms Kate Evans
11 Staghorn Close
PALMVIEW QLD 4553

Email: kate@evolveplanning.net.au

Dear Kate

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

PDA Development Permit for Community Facility and Indoor Sport and Recreation at 14 Revelry Road, Bells Creek described as Lot 8048 on SP344641

On 3 September 2025, 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 Jennifer Davison, Principal Planner Development Assessment, in Economic Development Queensland, by telephone on (07) 3452 7127 or at Jennifer.davison@edq.qld.gov.au, who will 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	14 Revelry Road, Bells Creek	
Lot on plan description	Lot number	Plan description
	Lot 8048	SP344641
PDA development application details		
DEV reference number	DEV2025/1645	
'Properly made' date	30 July 2025	
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	Community Facility and Indoor Sport and Recreation	
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	
Decision date	3 September 2025	
Currency period	6 years from the date of the decision	
Assessment Team		
Assessment Manager (Lead)	Jennifer Davison, Principal Planner	
Manager	Jennifer Sneesby, Manager	
Engineer	Xi Gan, Principal Engineer	
Delegate	Jeanine Stone, Project Director	

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.	Architectural Plans, prepared by Tait Morton Johnston Pty Ltd Architects		22/7/2025 and as amended in red on 28 August 2025
2.	• Site Context	1557-1A100 DA06	
3.	• Site Plan	1557-1 A101 DA06	
4.	• Floor Plan	1557-1 A102 DA06	
5.	• Elevations 01	1557-1 A103 DA06	
6.	• Elevations 02	1557-1 A104 DA06	
7.	• Sections	1557-1 A105 DA06	
8.	• General Arrangement	1557-1 D200 Rev G	
9.	Engineering Report Incl. Stormwater Management prepared by Arcos	241069	29 April 2025
10.	Traffic Impact Assessment, prepared by Bitzios Consultants	P6951.001R Caloundra PCYC TIA	23 May 2025
11.	Landscape Plan, prepared by Greenedge Design Landscape Architects	24027 Rev D	25/07/2025
12.	• OVERALL LANDSCAPE PLAN	LC 02 ISSUE: D	
13.	• COURTYARD LANDSCAPE PLAN	LC 03 ISSUE: D	
14.	• ARTIST IMPRESSIONS – VIEW A	LC 04 ISSUE: D	
15.	• ARTIST IMPRESSIONS – VIEW B	LC 05 ISSUE: D	
16.	• ARTIST IMPRESSIONS – VIEW C	LC 06 ISSUE: D	
17.	• MATERIALS – INICIATIVE IMAGES	LC 07 ISSUE: D	
18.	• INDICATIVE PLANTING PALETTE	LC 08 ISSUE: D	
19.	• INDICATIVE PLANTING PALETTE	LC 09 ISSUE: D	
20.	Acoustic Report, prepared by Stantec	Ref: 301051058	23/05/2025

Preamble, abbreviations, and definitions

ABBREVIATIONS AND DEFINITIONS

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

AILA means a Landscape Architect registered by the Australian Institute of Landscape Architects.

BFP means Building Format Plan.

CERTIFICATION PROCEDURES MANUAL means the document titled *Certification Procedures Manual*, prepared by EDQ, dated April 2020 (as amended from time to time).

CONTRIBUTED ASSET means an asset constructed under a PDA development approval or Infrastructure Agreement that will become the responsibility of an External Authority. For the purposes of operational works for a Contributed Asset, the following definitions apply:

- a) **External Authority** means a public-sector entity other than the MEDQ;
- b) **Parkland** means carrying out operational work related to the provision of parkland infrastructure;
- c) **Roadworks** means carrying out any operational work within existing or proposed road(s), to a depth of 1.5m measured from the top of kerb, and includes Streetscape Works;
- d) **Sewer Works** means carrying out any operational work related to the provision of wastewater infrastructure;
- e) **Streetscape Works** means carrying out any operational work within the verge of a road, including footpath surface treatments, street furniture, street lighting and landscaping;
- f) **Stormwater Works** means carrying out any operational work related to the provision of stormwater infrastructure; and
- g) **Water Works** means carrying out any operational work related to the provision of water infrastructure.

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.

EP Act means the *Environmental Protection Act 1994*.

IFF means the Infrastructure Funding Framework, prepared by the Department of State Development, Tourism and Innovation, dated 1 July 2020 (as amended from time to time).

LTA means *Land Title Act 1994*.

MEDQ means the Minister for Economic Development Queensland.

PDA means Priority Development Area.

RPEQ means Registered Professional Engineer of Queensland.

Compliance assessment

Where a condition of this approval requires Compliance Assessment, Compliance Assessment is required in accordance with the following:

- a) The applicant must:
 - i) pay to MEDQ at the time of submission the relevant fee for Compliance Assessment, including any third-party peer review costs which will be charged on a 100% cost recovery basis. The Compliance Assessment fees are set out in EDQ Development Assessment Fees and Charges Schedule¹ (as amended from time to time).
 - ii) submit to EDQ DA a duly completed Compliance Assessment form².
 - iii) submit to EDQ DA the documentation as required under the relevant condition.
- b) Where EDQ is satisfied the documentation submitted for Compliance Assessment meets the requirements of the relevant condition (or element of the condition), EDQ will endorse the documentation and advise by written notice.
- c) Compliance Assessment and endorsement can be repeated where a different design or solution, to that already endorsed, is sought.
- d) The process and timeframes that apply to Compliance Assessment are as follows:
 - i) applicant submits items required under a) above to EDQ DA for Compliance Assessment.
 - ii) **within 20 business days** – EDQ assesses the documentation and:
 - 1. if satisfied, endorses the documentation; or
 - 2. if not satisfied, notifies the applicant accordingly.
 - iii) if the applicant is notified under ii.2. above, revised documentation must be submitted **within 20 business days** from the date of notification.
 - iv) **within 20 business days** – EDQ assesses the revised documentation and:
 - 1. if satisfied, endorses the revised documentation; or
 - 2. if not satisfied, notifies the applicant accordingly.
 - v) where EDQ notifies the applicant as stated under iv.2. above, repeat steps iii. and iv. above. If either party is not satisfied by the outcome of this process, that party can elect to enter into a mediation process with an independent mediator agreed to by both parties.

Despite note v. above, the condition (or element of the condition) is determined to have been met only when EDQ endorses relevant documentation.

¹ The EDQ Development Assessment Fees and Charges Schedule is available at EDQ's website.

² The Compliance Assessment form is available at EDQ's website. It sets out how to submit documentation for Compliance Assessment and how to pay Compliance Assessment fees.

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 - MCU

No.	Condition	Timing
General		
1.	Carry out the Approved Development Carry out and maintain the approved development generally in accordance with the approved plans and documents.	Prior to commencement of use, and all times following commencement of use.
Construction Management		
2.	Hours of Work – Construction Unless otherwise endorsed, via Compliance Assessment for out of hours work, construction hours for the approved development are limited to Monday to Saturday between 6:30am to 6:30pm, excluding public holidays.	During construction unless otherwise endorsed.
3.	Out of Hours Work – Compliance Assessment Where out of hours work is proposed, submit to EDQ DA, for Compliance Assessment, an out of hours work request. The out of hours work request must include a duly completed out of hours work request form ³ .	Minimum of 10 business days prior to proposed out of hours work commencement date.
4.	Construction Management Plan a) Submit to EDQ IS a site-based Construction Management Plan (CMP), prepared by the principal site contractor and reviewed by a suitably qualified and experienced person responsible for overseeing the site works, to manage construction impacts, including: i) noise and dust in accordance with the EP Act; ii) stormwater flows around and through the site without increasing the concentration of total suspended solids or Prescribed Water Contaminants (as defined in the EP Act), causing erosion, creating any ponding and causing any actionable nuisance to upstream and downstream properties; iii) contaminated land, where required under a site suitability statement prepared in accordance with section 389 of the EP Act; iv) complaints procedures;	a) Prior to commencing site work.

³ The out of hours work request form is available at EDQ's website.

PDA Development Conditions - MCU

No.	Condition	Timing
	v) site management: 1. for the provision of safe and functional alternative pedestrian routes, past, through or around the site; 2. to mitigate impacts to public sector entity assets, including street trees, on or external to the site; 3. for safe and functional temporary vehicular access points and frequency of use; 4. for the safe and functional loading and unloading of materials including the location of any remote loading sites; 5. for the location of materials, structures, plant and equipment; 6. of waste generated by construction activities; 7. detailing how materials are to be loaded/unloaded; 8. of proposed external hoardings and gantries (with clearances to street furniture and other public sector entity assets); 9. of employee and visitor parking areas; 10. of anticipated staging and programming; 11. for the provision of safe and functional emergency exit routes; and 12. any out of hours work as endorsed via Compliance Assessment. b) A copy of the CMP submitted under part a) of this condition must be current and available on site. c) Carry out all construction work generally in accordance with the CMP submitted under part a) of this condition.	b) During construction. c) During construction.
5.	Erosion and Sediment Management a) Submit to EDQ IS an Erosion and Sediment Control Plan (ESCP), certified by a RPEQ or an accredited professional in erosion and sediment control, and prepared generally in accordance with the following: i) construction phase stormwater management design objectives of the <i>State Planning Policy 2017</i> (Appendix 2 Table A); ii) <i>Healthy Land and Water Technical Note: Complying with the SPP – Sediment Management on Construction Sites</i>. b) Implement the certified ESCP submitted under part a) of this condition.	a) Prior to commencing work. b) During construction.
6.	Traffic Management Plan a) Submit to EDQ IS a Traffic Management Plan (TMP), certified by a person holding a current Traffic Management Design qualification. The TMP must include the following:	a) Prior to commencing site work.

PDA Development Conditions - MCU

No.	Condition	Timing
	i) provision for the safe and functional management of traffic around and through the site during and outside of construction work hours; ii) provision for the safe and functional management of pedestrian traffic, including alternative pedestrian routes past, through or around the site; iii) provision of parking for workers and materials delivery; iv) risk identification, assessment and identification of mitigation measures; v) ongoing monitoring, management review and certified updates (as required); and vi) traffic control plans and/or traffic control diagrams, prepared in accordance with <i>Austroads Guide to Temporary Traffic Management</i>, for any temporary part or full road closures. b) Carry out all construction work generally in accordance with the certified TMP submitted under part a) of this condition, which is to be current and available on site. <i>NOTE: Operational traffic changes, such as temporary and permanent lane modifications, relaxation of clearway zone hours or footpath closures may require authorisation from Council or DTMR as road manager. It is recommended that applicants engage directly with the applicable road manager.</i>	b) During construction.
7.	Public Infrastructure (Damage, Repairs and Relocation) a) Repair any damage to existing public infrastructure caused by works carried out in association with the approved development. b) Where existing public infrastructure requires repair or relocation, due to the approved development and/or works associated with the approved development, repair and/or relocate the public infrastructure at no cost to others and in accordance with statutory requirements and the External Authority's design standards. <i>NOTE: It is recommended applicants record their own dated photographic evidence of the condition of relevant existing public infrastructure both before and after works carried out in association with the approved development.</i>	a) Prior to commencement of use. b) Prior to commencement of use.
8.	Vehicle Access a) Construct a vehicle crossover: i) located generally in accordance with the approved plans; and ii) designed generally in accordance with Council's adopted standards IPWEA Standard Drawing RS-051. b) Submit to EDQ IS RPEQ certification that the crossover has been constructed in accordance with part a) of this condition.	a) Prior to commencement of use. b) Prior to commencement of use.

PDA Development Conditions - MCU		
No.	Condition	Timing
9.	Car Parking Construct, sign and delineate car parking spaces generally in accordance with <i>Australian Standard AS2890 – Parking Facilities</i> and the approved plans.	Prior to commencement of use.
10.	Bicycle Parking a) Construct, sign and delineate bicycle parking facilities generally in accordance with <i>Australian Standard AS 2890.3:2015 Parking facilities, Part 3: Bicycle parking</i> and the approved plans. b) Submit to EDQ IS evidence demonstrating bicycle parking facilities have been constructed in accordance with part a) of this condition.	a) Prior to commencement of use. b) Prior to commencement of use.
11.	Water Connection Connect the approved development to the existing water reticulation network generally in accordance with Unitywater current adopted standards.	Prior to commencement of use.
12.	Sewer Connection Connect the approved development to the existing sewer reticulation network generally in accordance with Unitywater current adopted standards.	Prior to commencement of use.
13.	Rainwater Tank Design and construct, certified by a RPEQ, one 12kL rainwater tank to supply water to all toilets, urinals, laundry cold taps, cleaning taps and outdoor taps. A minimum of 50% roof area is to be directed to the rainwater tank.	Prior to commencement of use and to be maintained at all times.
14.	Acoustic Treatments a) Construct the approved development to include the acoustic treatments specified in the Acoustic Report, prepared by Stantec. b) Submit to EDQ IS evidence that the requirements of part a) of this condition have been met.	a) Prior to commencement of use or BFP endorsement, whichever occurs first b) Prior to commencement of use or BFP endorsement, whichever occurs first
15.	Electric Vehicle Readiness a) Include electric vehicle readiness in the development as follows: i) Provision of electrical capacity for Basic (slow) chargers to a minimum of 20% of all parking bays, including provision of dedicated conduits and circuits to individual parking spaces; and ii) Installation of a Basic (slow) charger to a minimum of 1 parking bay.	For all parts of this condition, prior to commencement of use.

PDA Development Conditions - MCU		
No.	Condition	Timing
	b) Electric vehicle charging shall be: i) capable of electrical load control to manage the development's electricity demand profile in the context of the network supply profile; and ii) designed with regard to fire retardance and ventilation c) Submit to EDQ IS, certified evidence from a suitably qualified and experienced electrical engineer, that the electric vehicle readiness required by parts a) and b) of this condition has been provided.	

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 ****