



Our ref: DEV2025/1690

22 October 2025

Jacaranda Bay Pty Ltd ATF Jacaranda Bay Trust
C/- URBN Town Planning
Attn: Mr Michael Lyell
PO Box 81
Buderim QLD 4556

Email: admin@urbntp.com.au, michael@urbntp.com.au

Dear Michael

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

PDA Development Application DEV2025/1690 for a Development Permit for Material Change of Use for Extension to Existing Indoor Sport and Recreation at 23-27 Edison Crescent, Baringa described as Lot 1160, 1161 and 1162 on SP298754

On 22 October 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 Vivian Lun, Planner, Development Assessment, in Economic Development Queensland, by telephone on (07) 3452 6781 or at vivian.lun@edq.qld.gov.au, who will assist.

Yours sincerely

Jeanie Stone
Project Director
Development Assessment
Economic Development Queensland



PDA Decision Notice

Site Information		
Name of Priority Development Area (PDA)	Caloundra South PDA	
Site Address	23-27 Edison Crescent, Baringa	
Lot on Plan Description	Lot Number	Plan Description
	Lot 1160	SP298754
	Lot 1161	SP298754
	Lot 1162	SP298754
PDA Development Application Details		
DEV Reference Number	DEV2025/1690	
'Properly made' Date	25 September 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	Extension to Existing 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	22 October 2025	
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	Xi Gan, Principal Engineer – Infrastructure Solution	
Delegate	Jeanine Stone, Project 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.	Proposed Site Plan, prepared by Elevation Architecture	A-DA-01.02, Rev A	4/9/2025
2.	Floor Plan – Ground Floor, prepared by Elevation Architecture	A-DA-03.01, Rev A	4/9/2025
3.	Floor Plan – First Floor, prepared by Elevation Architecture	A-DA-03.02, Rev A	4/9/2025
4.	Elevations 1, prepared by Elevation Architecture	A-DA-09.01, Rev A	4/9/2025
5.	Elevations 2, prepared by Elevation Architecture	A-DA-09.02, Rev A	4/9/2025

Preamble, Abbreviations, and Definitions

PREAMBLE

For the purpose of interpreting this approval, including the conditions, the following applies:

ABBREVIATIONS AND DEFINITIONS

The following is a list of abbreviations utilised in 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.

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

PDA Development Conditions		
No.	Condition	Timing
General		
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 and any other documentation endorsed via Compliance Assessment as required by these conditions.	At all times following commencement of use
3.	Restriction of Gross Floor Area (GFA) The maximum Gross Floor Area (GFA) of the approved development is restricted to 2,270m ² .	At all times
4.	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
5.	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 ¹ .	Minimum of 10 business days prior to proposed out of hours work commencement date
6.	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) Should existing public infrastructure require 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 adopted 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 practical completion b) Prior to practical completion

¹ The out of hours work request form is available at EDQ's website.

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 ****