



3 November 2025

Sunny Disposition
Att: Mr Thomas Lester
17 Titan Crescent
BANYA QLD 4551

Email: tomlester042@gmail.com

Dear Mr Lester

S89(1)(a) Approval of PDA Development Application
PDA Development Permit for Material Change of Use for Short term accommodation at
17 Titan Crescent, Banya described as Lot 6814 on SP327071

On 3 November 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 Mr Ali Rizayee, Planner, Development Services, in Economic Development Queensland, by telephone on (07) 3452 7531 or at ali.rizayee@edq.qld.gov.au, who will assist.

Yours sincerely

Jeanine Stone
Project Director
Development Services
Economic Development Queensland



PDA Decision Notice

Site information

Name of priority development area (PDA)	Caloundra South PDA	
Site address	Street address of the land the subject of the application	
Lot on plan description	Lot number	Plan description
	Lot 6813	SP327071

PDA development application details

DEV reference number	DEV2025/1697
'Properly made' date	15 October 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	Material Change of Use for short term accommodation

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 for short term accommodation
Decision date	3 November 2025
Currency period	6 (Six) years from the date of the decision

Assessment Team

Assessment Manager (Lead)	Ali Rizayee, Planner
Manager	Jennifer Sneesby, Manager
Engineer	N/A
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.	Ground Floor Plan, prepared by H4 – Plan Design Build	Drawing number: 100 Revision 08	04/10/23 Amended in red on 10/10/2025

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.

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: 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 and any other documentation endorsed via Compliance Assessment as required by these conditions.	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 use

PDA Development Conditions		
No.	Condition	Timing
3.	Short term accommodation use The short term accommodation use is limited to the self-containment wing of the dwelling shown in the approved plan as amended in red.	At all times following commencement of use
4.	Car Parking On site car parking is to be provided for four cars (two for the dwelling and two for the short term accommodation use).	At all times following commencement of use

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 ****