

Our ref: DEV-2026-CAS-4497

31 March 2026

Ferris Town Planning Pty Ltd
C/- Mr Pat Ferris
Wurtulla QLD 4575

Via email: pat@ferristownplanning.com.au

Dear Applicant

PDA Decision Notice

Notice given under section 89(1) of the Economic Development Act 2012

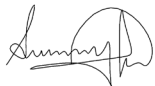
Priority Development Area (PDA):	Caloundra South PDA
PDA Development Type:	Development Permit for House (Ancillary Structure) Not in Accordance with Plan of Development
Property Location:	19 Cotton Court, Banya
Property Description:	Lot 1141 on SP347393

On 31 March 2026, Economic Development Queensland (EDQ) decided to approve all the above PDA Development Application subject to PDA Development Conditions in accordance with the attached PDA Decision Notice.

The Decision Notice and approved plans and documents can also be viewed on EDQ's website at [Current applications and approvals](#).

If you require any further information, please contact Jennifer Davison, Principal Planner on (07) 3452 7127 or by email at Jennifer.davison@edq.qld.gov.au

Yours sincerely



Sunny Wong
**Director – Established Growth
Development Assessment
Economic Development Queensland**
CC: Sunshine Coast Council- mail@sunshinecoast.qld.gov.au

PDA Decision Notice

Site information		
Name of Priority Development Area (PDA)	Caloundra South PDA	
Site address	19 Cotton Court, Banya	
Lot on plan description	Lot number	Plan description
	Lot 1141	SP347393
PDA Development Approval details		
DEV Reference No.	DEV-2026-CAS-4497	
PDA Development Approval Type	☒ Material change of use ☐ PDA Preliminary Approval ☒ PDA Development Permit ☐ Reconfiguring a lot ☐ PDA Preliminary Approval ☐ PDA Development Permit ☐ Operational work ☐ PDA Preliminary Approval ☐ PDA Development Permit ☐ Building work ☐ PDA Preliminary Approval ☐ PDA Development Permit	
Approval details	House (Ancillary Structure) Not in Accordance with Plan of Development	
Decision	EDQ 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	31 March 2026	
Currency Period	6 years from the Decision date	

Approved plans and documents				
The plans and documents approved and referred to in the PDA Development Conditions for the PDA Development Approval are detailed below.				
Plan/Document Name		Reference No.	Prepared By	Date
1.	Site Plan	DWG 1	K. Walker	Feb 2026
2.	Shed Plan	Job 45612 N3	Dondex Pty. Ltd.	17/11/25

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 and any other documentation endorsed via Compliance Assessment as required by these conditions.	At all times following commencement of use
3.	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

STANDARD ADVICE

1. 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.
2. This approval is for the construction of the shed only and does not authorise or permit the construction of an additional driveway or vehicular access point to the property from the existing cul-de-sac.

**** End of Package ****