

Our ref: DEV-2026-CAS-4583

31 March 2026

Stockland Development Pty Ltd
C/- Urbis Pty Ltd

Via email: bfoley@urbis.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 Reconfiguring a Lot (1 lot into 3 lots) and Access Easement
Property Location:	Lot 3 Bells Creek Road, Gagalba
Property Description:	Lot 3 on SP334586

On 31 March 2026, Economic Development Queensland (EDQ) decided to approve **all** of 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	Lot 3 Bells Creek Road, Gagalba	
Lot on plan description	Lot number	Lot number
	Lot 3	SP334586
PDA Development Approval details		
DEV Reference No.	DEV-2026-CAS-4583	
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	Reconfiguring a Lot (1 lot into 3 lots) and Access Easement	
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	4 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.	School Management Lot Plan (Page 1)	SC-01	Urbis	13.03.26

2.	School Management Lot Plan (Page 2)	SC-02	Urbis	13.03.26
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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.	Prior to survey plan endorsement

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 ****