

Our ref: DEV-2026-CAS-4480

20 April 2026

H&R Fitness Pty Ltd
C/- Emma Ialeggio
ADAMS + SPARKES Town Planning

Via email: admin@astpd.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 Development Type:	Development Permit for MCU for Indoor Sport and Recreation Use (Boxing Gym)
Property Location:	9/8 Matheson Street, Baringa QLD 4551
Property Description:	Lot 1164 on SP304862

On 20 April 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 Brandon Bouda on (07) 3452 7422 or by email at brandon.bouda@edq.qld.gov.au.

Yours sincerely



Sunny Wong
Director
Development Services
Economic Development Queensland

Cc: mail@sunshinecoast.qld.gov.au

PDA Decision Notice

Site information		
Name of Priority Development Area (PDA)	Caloundra South	
Site address	9/8 Matheson Street, Baringa QLD 4551	
Lot on plan description	Lot number	Plan description
	1164	SP304862

PDA Development Approval details	
DEV Reference No.	DEV-2026-CAS-4480
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
Approval details	Indoor Sport and Recreation (Boxing Gym)
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	20 April 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
•	Tenancy 9, 8-12 Matheson Street, Baringa Proposed Floor Plans	2526 / SD / A202.01, Issue A	LN Architecture	11/12/2025

Submitting documentation to EDQ	
Where a condition of this approval requires documentation to be submitted to EDQ Development Services or DA Engineering use the online Customer Portal https://portal.edq.qld.gov.au/ or send to developmentsservices@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.	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 the use
3.	Hours of operation The approved development may operate 24 hours, 7 days a week. <i>Advice: this condition should read with Condition 4 Restriction of use</i>	At all times
4.	Restriction of use (occupants) The following restrictions on occupancy apply: - Monday to Friday, 7:00am – 8:00am: A maximum capacity of eight (8) persons on site at any one time (including staff); - Monday to Friday, 8:00am – 9:00am: A maximum capacity of size (6) persons on site at any one time (including staff) - Monday to Friday, 9:00am – 4:00pm: A maximum capacity of four (4) persons on site at any one time (including staff); and, - All other times: no capacity restriction applies.	At all times

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 ****