

Our ref: DEV-2026-CAS-4676

22 May 2026

Shayne McCormik
shayne.mccormick@outlook.com

Dear Applicant

PDA Decision Notice

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

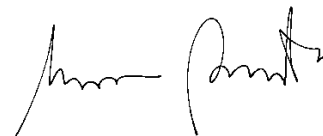
Priority Development Area (PDA):	Caloundra South PDA
PDA Development Type:	Development Permit for Material Change of Use for Secondary Dwelling
Property Location:	85 Baringa Drive, Baringa QLD
Property Description:	Lot 281 SP298746

On 21 May 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 Andrew Edwards on 3035 0120 or by email at andrew.edwards@edq.qld.gov.au.

Yours sincerely



Marco Bonotto
**Group Director, Specialist Services
Development Services
Economic Development Queensland**

PDA Decision Notice

Site information		
Name of Priority Development Area (PDA)	Caloundra South PDA	
Site address	85 Baringa Drive, Baringa QLD	
Lot on plan description	Lot number	Plan description
	Lot 281	SP298746
PDA Development Approval details		
DEV Reference No.	DEV2026/CAS/4676	
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	Secondary Dwelling	
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	21/05/2026	
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	Drawing No. A3-260045-1 DW. TE	Engineering and Building Investigation Services	March 2026

2.	Floor Plans	Drawing No. A3-260045-2 DW. TE	Engineering and Building Investigation Services	March 2026
3.	Elevations	Drawing No. A3-260045-3 DW. TE	Building Investigation Services	March 2026

Submitting documentation to EDQ

Where a condition of this approval requires documentation to be submitted to EDQ, use the following submission pathways:

- a) For conditions requiring Compliance Assessment via the [EDQ Customer Portal](#) or via developmentservices@edq.qld.gov.au.
- b) For conditions requiring the submission of material related to the [Certification Procedures Manual \(CPM\)](#) process via the CPM [Digital Submission system](#).

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 or BFP endorsement, whichever occurs first
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

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 ****