

Our ref: DEV-2026-CAS-4675

21 May 2026

QUEENSLAND POLICE-CITIZENS YOUTH WELFARE ASSOCIATION
C/- Evolve Planning
Att: Kate Evans
kate@evolveplanning.net.au

Dear Applicant

Changed PDA Decision Notice

Notices given for the purposes of section 99 of the Economic Development Act 2012

PDA Development Approval:	Development Permit for Material Change of Use for Community Facility and Indoor Sport and Recreation
Property Location:	14 Revelry Road, Bells Creek QLD 4551
Property Description:	Lot 8048 on SP344641

On 21 May 2026, Economic Development Queensland (EDQ) decided to approve **all** of the Amendment Application for the above PDA Development Approval subject to PDA Development Conditions in accordance with the attached Changed Decision Notice.

The Changed 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 Mr Ali Rizayee, Planner, Development Assessment, in Economic Development Queensland, by telephone on (07) 3452 7531 or at ali.rizayee@edq.qld.gov.au.

Yours sincerely



Amanda Dryden
Acting Group Director
Development Assessment
Economic Development Queensland

Cc: mail@sunshinecoast.qld.gov.au

Changed Decision Notice

Site information		
Name of priority development area (PDA)	Caloundra South PDA	
Site address	14 Revelry Road, Bells Creek	
Lot on plan description	Lot number	Plan description
	Lot 8048	SP344641
PDA Development Approval details		
DEV Reference No.	DEV-2026-CAS-4675	
Original Approval details	PDA Development Approval for Development Permit for Material Change of Use for Community Facility and Indoor Sport and Recreation	
Change to Approval Decision	EDQ has decided to grant all of the changes to the PDA Development Approval applied for, subject to PDA Development Conditions forming part of this Changed Decision Notice. The approval is for changes to the following: Proposed minor change involving moving a sign from the western building facade to being a freestanding Pylon Sign	
Original decision date	6 September 2025	
Change to Approval decision date	21 May 2026	
Currency Period	6 years from the Original 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.	Overall Site Plan	1484 A-01-00 Issue 1	Taylor Ellis	27 March 2026 amended in red on 18 May 2026
2.	Overall Elevations	1484 A-06-00 Issue 1	Taylor Ellis	27 March 2026
3.	Pylon Sign Details			
Plans and documents previously approved on 3 September 2025				
1.	Architectural Plans		Tait Morton Johnston Pty Ltd Architects	22 July 2025 and as amended in red on 28 August
2.	Site Context	1557-1A100 DA06	Tait Morton Johnston	

			Pty Ltd Architects	2025
3.	Site Plan	1557-1 A101 DA06	Tait Morton Johnston Pty Ltd Architects	
4.	Floor Plan	1557-1 A102 DA06	Tait Morton Johnston Pty Ltd Architects	
5.	Elevations 01	1557-1 A103 DA06	Tait Morton Johnston Pty Ltd Architects	
6.	Elevations 02	1557-1 A104 DA06	Tait Morton Johnston Pty Ltd Architects	
7.	Sections	1557-1 A105 DA06	Tait Morton Johnston Pty Ltd Architects	
8.	General Arrangement	1557-1 D200 Rev G	Tait Morton Johnston Pty Ltd Architects	
9.	Engineering Report Incl. Stormwater Management	241069	Arcos	29 April 2025
10.	Traffic Impact Assessment	P6951.001R Caloundra PCYC TIA	Bitzios Consultants	23 May 2025
11.	Landscape Plan	24027 Rev D	Greenedge Design Landscape Architects	25 July 2025
12.	OVERALL LANDSCAPE PLAN	LC 02 ISSUE: D	Greenedge Design Landscape Architects	
13.	COURTYARD LANDSCAPE PLAN	LC 03 ISSUE: D	Greenedge Design Landscape Architects	
14.	ARTIST IMPRESSIONS – VIEW A	LC 04 ISSUE: D	Greenedge Design Landscape Architects	
15.	ARTIST IMPRESSIONS – VIEW B	LC 05 ISSUE: D	Greenedge Design Landscape Architects	
16.	ARTIST IMPRESSIONS – VIEW C	LC 06 ISSUE: D	Greenedge Design Landscape Architects	
17.	MATERIALS – INICIATIVE IMAGES	LC 07 ISSUE: D	Greenedge Design Landscape Architects	
18.	INDICATIVE PLANTING PALETTE	LC 08 ISSUE: D	Greenedge Design Landscape Architects	
19.	INDICATIVE PLANTING PALETTE	LC 09 ISSUE: D	Greenedge Design Landscape Architects	
20.	Acoustic Report	Ref: 301051058	Stantec	23 May 2025

Compliance assessment

Where a condition of this approval requires Compliance Assessment, Compliance Assessment is required in accordance with the following:

- a) The Applicant must:
 - i) pay to EDQ at the time of submission the relevant fee for Compliance Assessment, including any third party peer review costs which will be charged on a 100% cost recovery basis. The Compliance Assessment fees are set out in EDQ Development Services Fees and Charges Schedule¹ (as amended from time to time).
 - ii) submit to EDQ DA a duly completed Compliance Assessment form².
 - iii) submit to EDQ DA the documentation as required under the relevant condition.
- b) Where EDQ is satisfied the documentation submitted for Compliance Assessment complies with the requirements of the relevant condition (or element of the condition), EDQ will endorse the documentation and advise by written notice.
- c) Compliance Assessment and endorsement can be repeated where a different design or solution, to that already endorsed, is sought.
- d) The process and timeframes that apply to Compliance Assessment are as follows:
 - i) the Applicant submits items required under a) above to EDQ Development Services for Compliance Assessment.
 - ii) **within 20 business days** – EDQ assesses the documentation and:
 - 1. if satisfied, endorses the documentation; or
 - 2. if not satisfied, notifies the Applicant accordingly.
 - iii) if the Applicant is notified under ii) above, revised documentation must be submitted **within 20 business days** from the date of notification.
 - iv) **within 20 business days** – EDQ assesses the revised documentation and:
 - 1. if satisfied, endorses the revised documentation; or
 - 2. if not satisfied, notifies the Applicant accordingly.
 - v) where MEDQ notifies the Applicant as stated under iv) above, repeat steps iii) and iv) above. If either party is not satisfied by the outcome of this process, that party can elect to enter into a mediation process with an independent mediator agreed to by both parties.

Despite note v) above, the condition (or element of the condition) is determined to have been met only when EDQ endorses relevant documentation.

¹ The EDQ Development Assessment Fees and Charges Schedule is available at EDQ's website.

² The Compliance Assessment form is available at EDQ's website. It sets out how to submit documentation for Compliance Assessment and how to pay Compliance Assessment fees.

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 developmentservices@edq.qld.gov.au

PDA Development Conditions

No.	Condition	Timing
General		
1.	Carry out the Approved Development Carry out and maintain the approved development generally in accordance with the approved plans and documents.	Prior to commencement of use, and all times following commencement of use.
Construction Management		
2.	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.
3.	Out of Hours Work – Compliance Assessment Where out of hours work is proposed, submit to EDQ DA, for Compliance Assessment, an out of hours work request. The out of hours work request must include a duly completed out of hours work request form ³ .	Minimum of 10 business days prior to proposed out of hours work commencement date.
4.	Construction Management Plan a) Submit to EDQ IS a site-based Construction Management Plan (CMP), prepared by the principal site contractor and reviewed by a suitably qualified and experienced person responsible for overseeing the site works, to manage construction impacts, including: i) noise and dust in accordance with the EP Act; ii) stormwater flows around and through the site without increasing the concentration of total suspended solids or Prescribed Water Contaminants (as defined in the EP Act), causing erosion, creating any ponding and causing any actionable nuisance to upstream and downstream properties; iii) contaminated land, where required under a site suitability statement prepared in accordance with section 389 of the EP Act; iv) complaints procedures;	a) Prior to commencing site work.

³ The out of hours work request form is available at EDQ's website.

PDA Development Conditions		
No.	Condition	Timing
	v) site management: 1. for the provision of safe and functional alternative pedestrian routes, past, through or around the site; 2. to mitigate impacts to public sector entity assets, including street trees, on or external to the site; 3. for safe and functional temporary vehicular access points and frequency of use; 4. for the safe and functional loading and unloading of materials including the location of any remote loading sites; 5. for the location of materials, structures, plant and equipment; 6. of waste generated by construction activities; 7. detailing how materials are to be loaded/unloaded; 8. of proposed external hoardings and gantries (with clearances to street furniture and other public sector entity assets); 9. of employee and visitor parking areas; 10. of anticipated staging and programming; 11. for the provision of safe and functional emergency exit routes; and 12. any out of hours work as endorsed via Compliance Assessment. b) A copy of the CMP submitted under part a) of this condition must be current and available on site. c) Carry out all construction work generally in accordance with the CMP submitted under part a) of this condition.	b) During construction. c) During construction.
5.	Erosion and Sediment Management a) Submit to EDQ IS an Erosion and Sediment Control Plan (ESCP), certified by a RPEQ or an accredited professional in erosion and sediment control, and prepared generally in accordance with the following: i) construction phase stormwater management design objectives of the <i>State Planning Policy 2017</i> (Appendix 2 Table A); ii) <i>Healthy Land and Water Technical Note: Complying with the SPP – Sediment Management on Construction Sites</i>. b) Implement the certified ESCP submitted under part a) of this condition.	a) Prior to commencing work. b) During construction.

PDA Development Conditions		
No.	Condition	Timing
6.	Traffic Management Plan a) Submit to EDQ IS a Traffic Management Plan (TMP), certified by a person holding a current Traffic Management Design qualification. The TMP must include the following: i) provision for the safe and functional management of traffic around and through the site during and outside of construction work hours; ii) provision for the safe and functional management of pedestrian traffic, including alternative pedestrian routes past, through or around the site; iii) provision of parking for workers and materials delivery; iv) risk identification, assessment and identification of mitigation measures; v) ongoing monitoring, management review and certified updates (as required); and vi) traffic control plans and/or traffic control diagrams, prepared in accordance with <i>Austroads Guide to Temporary Traffic Management</i>, for any temporary part or full road closures. b) Carry out all construction work generally in accordance with the certified TMP submitted under part a) of this condition, which is to be current and available on site. <i>NOTE: Operational traffic changes, such as temporary and permanent lane modifications, relaxation of clearway zone hours or footpath closures may require authorisation from Council or DTMR as road manager. It is recommended that applicants engage directly with the applicable road manager.</i>	a) Prior to commencing site work. b) During construction.
7.	Public Infrastructure (Damage, Repairs and Relocation) a) Repair any damage to existing public infrastructure caused by works carried out in association with the approved development. b) Where existing public infrastructure requires repair or relocation, due to the approved development and/or works associated with the approved development, repair and/or relocate the public infrastructure at no cost to others and in accordance with statutory requirements and the External Authority's design standards. <i>NOTE: It is recommended applicants record their own dated photographic evidence of the condition of relevant existing public infrastructure both before and after works carried out in association with the approved development.</i>	a) Prior to commencement of use. b) Prior to commencement of use.

PDA Development Conditions		
No.	Condition	Timing
8.	Vehicle Access a) Construct a vehicle crossover: i) located generally in accordance with the approved plans; and ii) designed generally in accordance with Council's adopted standards IPWEA Standard Drawing RS-051. b) Submit to EDQ IS RPEQ certification that the crossover has been constructed in accordance with part a) of this condition.	a) Prior to commencement of use. b) Prior to commencement of use.
9.	Car Parking Construct, sign and delineate car parking spaces generally in accordance with <i>Australian Standard AS2890 – Parking Facilities</i> and the approved plans.	Prior to commencement of use.
10.	Bicycle Parking a) Construct, sign and delineate bicycle parking facilities generally in accordance with <i>Australian Standard AS 2890.3:2015 Parking facilities, Part 3: Bicycle parking</i> and the approved plans. b) Submit to EDQ IS evidence demonstrating bicycle parking facilities have been constructed in accordance with part a) of this condition.	a) Prior to commencement of use. b) Prior to commencement of use.
11.	Water Connection Connect the approved development to the existing water reticulation network generally in accordance with Unitywater current adopted standards.	Prior to commencement of use.
12.	Sewer Connection Connect the approved development to the existing sewer reticulation network generally in accordance with Unitywater current adopted standards.	Prior to commencement of use.
13.	Rainwater Tank Design and construct, certified by a RPEQ, one 12kL rainwater tank to supply water to all toilets, urinals, laundry cold taps, cleaning taps and outdoor taps. A minimum of 50% roof area is to be directed to the rainwater tank.	Prior to commencement of use and to be maintained at all times.

PDA Development Conditions		
No.	Condition	Timing
14.	Acoustic Treatments a) Construct the approved development to include the acoustic treatments specified in the Acoustic Report, prepared by Stantec. b) Submit to EDQ IS evidence that the requirements of part a) of this condition have been met.	a) Prior to commencement of use or BFP endorsement, whichever occurs first b) Prior to commencement of use or BFP endorsement, whichever occurs first
15.	Electric Vehicle Readiness a) Include electric vehicle readiness in the development as follows: i) Provision of electrical capacity for Basic (slow) chargers to a minimum of 20% of all parking bays, including provision of dedicated conduits and circuits to individual parking spaces; and ii) Installation of a Basic (slow) charger to a minimum of 1 parking bay. b) Electric vehicle charging shall be: i) capable of electrical load control to manage the development's electricity demand profile in the context of the network supply profile; and ii) designed with regard to fire retardance and ventilation c) Submit to EDQ IS, certified evidence from a suitably qualified and experienced electrical engineer, that the electric vehicle readiness required by parts a) and b) of this condition has been provided.	For all parts of this condition, prior to 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 ****