

Our ref: DEV-2026-CAS-4982

04 August 2026

Blake Bell
Director/Principle Planner
Murray & Associates (Qld) Pty Ltd
info@padelhouseaustralia.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 Material Change of Use for Indoor Sports and Recreation, Food Premise and Shop
Property Location:	23 Potter Rd, Baringa QLD 4551
Property Description:	Lot 2001 on SP347403

On 04 August 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



Boris Lambert
**A/Director – Established Growth
Development Services
Economic Development Queensland**

Cc: Sunshine Coast Council

PDA Decision Notice

Site information		
Name of Priority Development Area (PDA)	Caloundra South	
Site address	23 Potter Rd, Baringa	
Lot on plan description	Lot number	Plan description
	Lot 2001	SP347403

PDA Development Approval details	
DEV Reference No.	DEV-2026-CAS-4982
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	Material Change of Use for Indoor Sports and Recreation, Food Premise and Shop
Decision	EDQ has decided to grant <u>all</u> of the PDA Development Approval applied for, <u>subject to</u> PDA Development Conditions forming part of this Decision Notice.
Decision date	04/08/2026
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.	Cover Sheet	CN-00 Rev B	Giallo Architect and Design	5 May 2026
2.	Site Plan	CN-01 Rev B	Giallo Architect and Design	5 May 2026

3.	Proposed Ground Floor Plan	CN-10 Rev D	Giallo Architect and Design	5 May 2026
4.	Proposed Level 1 Plan	CN-11 Rev C	Giallo Architect and Design	5 May 2026
5.	Roof Plan	CN-12 Rev B	Giallo Architect and Design	5 May 2026
6.	Proposed External Elevations	CN-20 Rev B	Giallo Architect and Design	5 May 2026
7.	Proposed Sections	CN-30 Rev B	Giallo Architect and Design	5 May 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
3.	Traffic Management Plan 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 and parking on the site during operating hours;	Prior to commencing of use;

PDA Development Conditions		
No.	Condition	Timing
	ii) provision of parking for staff and deliveries; iii) mechanisms for complaints to be raised if disruptions to neighbouring sites occurs; iv) ongoing monitoring, management review and certified updates (as required);	
4.	Hours of Operation. The operating hours for the approved development are limited from 6am to 11pm Monday to Sunday.	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 ****