

Our ref: DEV-2026-CAS-4694

3 September 2026

Christine Matheson
Y-Care (South East Queensland) Inc.
c/- Urban Strategies Pty Ltd
c.matheson@urbanstrategies.com.au

Dear Applicant

PDA Decision Notice

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

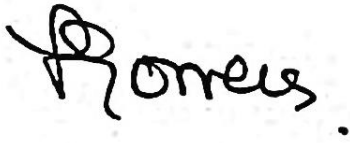
Priority Development Area (PDA):	Caloundra South
PDA Development Type:	Development Permit for Material Change of Use for Educational Establishment and Community Facility
Property Location:	32 and 34 Baringa Drive Baringa 4551
Property Description:	Lots 8011 and 9001 on SP298744

On 3 September 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, Acting Senior Planner, on 07 3035 0120 or by email at andrew.edwards@edq.qld.gov.au.

Yours sincerely



Leila Torrens
**Acting Director, Established Growth
Development Services
Economic Development Queensland**

Cc: urbangrowthprojects@sunshinecoast.qld.gov.au

PDA Decision Notice

Site information		
Name of Priority Development Area (PDA)	Caloundra South	
Site address	32 and 34 Baringa Drive Baringa 4551	
Lot on plan description	Lot number	Plan description
	Lot 8011	SP298744
	Lot 9001	SP298744
PDA Development Approval details		
DEV Reference No.	DEV-2026-CAS-4694	
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	Development Permit for Material Change of Use for Educational Establishment and Community Facility	
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	3 rd September 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. Legend / Notes	Drawing No. AR-0005 Rev 1	Mode	22 June 2026	

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	
2. Site Location Plan	Drawing No. AR-0011 Rev 3	Mode	22 June 2026	
3. Site Plan – Proposed	Drawing No. AR-0120 Rev 5	Mode	22 June 2026	
4. Construction Staging & Zones	Drawing No. AR-0200 Rev 3	Mode	22 June 2026	
5. Zone A – Ground Floor & Roof Plan	Drawing No. AR-1020 Rev 5	Mode	22 June 2026	
6. Zone B – Ground Floor - GA Plan	Drawing No. AR-1030 Rev 6	Mode	22 June 2026	
7. Zone B – First Floor Plan	Drawing No. AR-1031 Rev 5	Mode	22 June 2026	
8. Zone B – Roof Plan	Drawing No. AR-1032 Rev 4	Mode	22 June 2026	
9. Zone B – Unisex Amenities & PWD – Ground	Drawing No. AR-1210 Rev 2	Mode	22 June 2026	
10. Zone B – Staff Amenities & PWD	Drawing No. AR-1215 Rev 2	Mode	22 June 2026	
11. Zone C – Parking Setout	Drawing No. AR-1900 Rev 4	Mode	22 June 2026	
12. Zone D – Site Setout	Drawing No. AR-1901 Rev 2	Mode	22 June 2026	
13. Zone A – Building Elevation	Drawing No. AR-2000 Rev 4	Mode	22 June 2026	
14. Zone B – Building Elevations	Drawing No. AR-2010 Rev 4	Mode	22 June 2026	
15. Zone A – Building Sections	Drawing No. AR-3000 Rev 4	Mode	22 June 2026	
16. Zone B – Building Sections – Sheet 1	Drawing No. AR-3010 Rev 4	Mode	22 June 2026	
17. Zone B – Building Sections – Sheet 2	Drawing No. AR-3015 Rev 4	Mode	22 June 2026	
18. Zone B – Building Sections – Sheet 3	Drawing No. AR-3016 Rev 4	Mode	22 June 2026	
19. Cover Sheet	Drawing No. LD-0000 Rev 3	Mode	20 May 2026	

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
20.	Materials & Finishes Schedule	Drawing No. LD-0010 Rev 3	Mode	20 May 2026
21.	Planting Schedule	Drawing No. LD-0011 Rev 3	Mode	20 May 2026
22.	Landscape Plan – 1 of 6	Drawing No. LD-1001 Rev 3	Mode	20 May 2026
23.	Landscape Plan – 2 of 6	Drawing No. LD-1002 Rev 3	Mode	20 May 2026
24.	Landscape Plan – 3 of 6	Drawing No. LD-1003 Rev 3	Mode	20 May 2026
25.	Landscape Plan – 4 of 6	Drawing No. LD-1004 Rev 3	Mode	20 May 2026
26.	Landscape Plan – 5 of 6	Drawing No. LD-1005 Rev 3	Mode	20 May 2026
27.	Landscape Plan – 6 of 6	Drawing No. LD-1006 Rev 3	Mode	20 May 2026
28.	Planting Plan – 1 of 6	Drawing No. LD-1101 Rev 2	Mode	20 May 2026
29.	Planting Plan – 2 of 6	Drawing No. LD-1102 Rev 2	Mode	20 May 2026
30.	Planting Plan – 3 of 6	Drawing No. LD-1103 Rev 2	Mode	20 May 2026
31.	Planting Plan – 4 of 6	Drawing No. LD-1104 Rev 2	Mode	20 May 2026
32.	Planting Plan – 5 of 6	Drawing No. LD-1105 Rev 2	Mode	20 May 2026
33.	Planting Plan – 6 of 6	Drawing No. LD-1106 Rev 2	Mode	20 May 2026
34.	Landscape Details – 1 of 2	Drawing No. LD-5001 Rev 3	Mode	20 May 2026
35.	Landscape Details – 2 of 2	Drawing No. LD-5002 Rev 3	Mode	20 May 2026
Reports				
36.	Traffic Engineering Report	Project No. 251296 Version: DA 02	Hayes	May 2026
37.	Site Based Stormwater	MNCE Ref: S15582	Milanovic Neale	July 2026

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
	Management Plan			
38.	Waste Management Plan	WMP-2026-0014	AJEM	15 July 2026

Compliance assessment				
Where a condition of this approval requires Compliance Assessment, the following is required;				
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 Assessment Fees and Charges Schedule ¹ (as amended from time to time).				
ii) submit to EDQ a duly completed Compliance Assessment form ² .				
iii) submit to EDQ the documentation as required under the relevant condition.				
b) Where EDQ is satisfied the documentation submitted for Compliance Assessment meets 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 for Compliance Assessment.				
ii) within 20 business days – MEDQ 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)2. 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.				

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.

Compliance assessment

- v) where EDQ notifies the Applicant as stated under iv)2. 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.

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
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.	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
4.	Out of Hours Work – Compliance Assessment Where out of hours work is proposed, submit to EDQ, for Compliance Assessment, an out of hours work request. The out of hours work request must include a duly completed out of hours	Minimum of 10 business days prior to proposed out of hours

PDA Development Conditions		
No.	Condition	Timing
	work request form ³ .	work commencement date
5.	Certification of Operational Work Carry out all Operational Work under this approval in accordance with the <i>Certification Procedures Manual</i> .	At all times
6.	Certification of Operational Work for Contributed Assets Carry out all Operational Work, for Contributed Assets, under this approval in accordance with the <i>Certification Procedures Manual</i> .	At all times
7.	Construction Management Plan a) Submit to EDQ 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; 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;	a) Prior to commencing work

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

PDA Development Conditions		
No.	Condition	Timing
	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
8.	Erosion and Sediment Management a) Submit to EDQ 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
9.	Construction Noise Management Plan a) Submit to EDQ a Construction Noise Management Plan (CNMP), certified by a suitably qualified acoustic engineer. At a minimum, the CNMP must address the following sections of <i>Australian Standard AS2436-2010</i> as they relate to the site and construction activities: i) section 3.4 – Community Relations, including schedule of activities, community notification strategy, complaints reporting and response strategies ii) section 4.4 – Post Approval/Construction Planning for Noise and Vibration, including strategies to minimise adverse impacts to proximate sensitive land uses/receptors iii) section 4.5 – Control of Noise at Source, including strategies to control noise at source;	a) Prior to commencing work

PDA Development Conditions		
No.	Condition	Timing
	iv) section 4.6 – Controlling the Spread of Noise, including noise reduction measures; and v) section 5.0 – Methods for Measurement of Noise and Vibration, including noise measurement and monitoring strategy. b) Carry out construction work generally in accordance with the certified CNMP required under part a) of this condition. c) Where requested by EDQ, submit to EDQ Noise Monitoring Reports, certified by a suitably qualified acoustic engineer, and evidence of compliance with the community relations elements of the CNMP required under part a) of this condition.	b) During construction c) As requested by EDQ
10.	Traffic Management Plan a) Submit to EDQ 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 work b) During construction

PDA Development Conditions		
No.	Condition	Timing
11.	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 require 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
12.	Earthworks a) Submit to EDQ detailed earthworks plans, certified by a RPEQ, and designed generally in accordance with: <i>Australian Standard AS3798 – 2007 Guidelines on Earthworks for Commercial and Residential Developments</i> and - the approved plans. The certified earthworks plans are to: - include a geotechnical soils assessment of the site; - accord with the Erosion and Sediment Control Plans, - include the location and finished surface levels of any cut and/or fill; - detail areas where dispersive soils will be disturbed, treatment of dispersive soils and their rehabilitation; - provide details of any areas where surplus soils are to be stockpiled; - detail protection measures to: - ensure adjoining properties and roads are not impacted by ponding or nuisance stormwater resulting from earthworks associated with the approved development; - preserve all drainage structures from structural loading impacts resulting from earthworks associated with the approved development; and - where rock or ground anchors are required within adjoining road or land, include consents from relevant road manager(s) and/or landowner(s).	a) Prior to commencing earthworks

PDA Development Conditions		
No.	Condition	Timing
	b) Carry out earthworks generally in accordance with the certified plans submitted under part a) of this condition. c) Submit to EDQ IS RPEQ certification that: i) all earthworks have been carried out generally in accordance with the certified plans submitted under part a) of this condition; and ii) any unsuitable material encountered has been treated or replaced with suitable material.	b) Prior to commencement of use c) Prior to commencement of use
13.	Acid Sulfate Soils Management Plan a) Where on-site Acid Sulfate Soils (ASS) are encountered, submit to EDQ IS an ASS Management Plan, prepared in accordance with the <i>Queensland Acid Sulfate Soil Technical Manual Soil Management Guidelines v4.0 2014</i> (as amended from time to time). b) Excavate, remove and/or treat on site all disturbed ASS generally in accordance with the ASS Management Plan submitted under part a) of this condition. c) Submit to EDQ IS a Validation Report, certified by a suitably qualified environmental or soil scientist, confirming that all earthworks have been carried out in accordance with the ASS Management Plan submitted under part b) of this condition.	a) Prior to commencement of or during earthworks b) Prior to commencement of use c) Prior to commencement of use
14.	Retaining Walls a) Submit to EDQ detailed engineering plans, certified by a RPEQ, of all retaining walls 1m or greater in height. Retaining walls must be: i) certified to achieve a minimum 50-year design life; ii) designed generally in accordance with <i>Australian Standard AS4678 – Earth Retaining Structures</i> and relevant material standards (e.g. <i>AS3600 – Concrete Structures</i>); iii) located and designed generally in accordance with the approved plans. b) Construct retaining walls generally in accordance with the certified plans required under part a) of this condition. c) Submit to EDQ IS certification from an RPEQ that all retaining wall works 1.0m or greater in height have been constructed	a) Prior to commencing earthworks b) Prior to commencement of use c) Prior to commencement of use

PDA Development Conditions		
No.	Condition	Timing
	generally in accordance with the certified plans submitted under part a) of this condition.	
15.	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 for a General Wide Heavy Duty Vehicle Crossover (STD DWG RSD-102). b) Submit to EDQ 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
16.	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
17.	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 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
18.	Water Connection Connect the approved development to the existing water reticulation network generally in accordance with Unity Water current adopted standards.	Prior to commencement of use
19.	Sewer Connection Connect the approved development to the existing sewer reticulation network generally in accordance with Unity Water current adopted standards.	Prior to commencement of use

PDA Development Conditions		
No.	Condition	Timing
20.	Stormwater Connection Connect the approved development to a lawful point of discharge with 'no-worsening' to upstream or downstream properties for storm events up to 1% Annual Exceedance Probability; and generally in accordance with Council's current adopted standards.	Prior to commencement of use
21.	Stormwater Management (Quality) a) Submit to EDQ detailed engineering drawings, certified by a RPEQ, for stormwater treatment devices designed generally in accordance with: i) <i>PDA Guideline No. 13 Engineering standards – Stormwater quality</i> and; ii) Stormwater Management Plan – Dated July 2026. b) Construct stormwater works generally in accordance with the certified plans submitted under part a) of this condition. c) Submit to EDQ RPEQ certification confirming stormwater treatment devices have been constructed generally in accordance with the certified plans submitted under part a) of this condition.	a) Prior to commencement of stormwater works b) Prior to commencement of use c) Prior to commencement of use
22.	Electricity a) Submit to EDQ a Certificate of Electricity Supply from Energex for the provision of electricity supply to the approved development. b) Connect the approved development in accordance with the Certificate of Electricity Supply submitted under part a) of this condition.	a) Prior to commencement of use b) Prior to commencement of use
23.	Telecommunications a) Submit to EDQ documentation from an authorised telecommunication service provider confirming that an agreement has been entered into for the provision of underground telecommunication services to the approved development. b) Connect the approved development in accordance with the documentation submitted under part a) of this condition.	a) Prior to commencement of use b) Prior to commencement of use

PDA Development Conditions		
No.	Condition	Timing
24.	Broadband a) Submit to EDQ written agreement, from an authorised telecommunications service provider, confirming that fibre-ready pit and pipe infrastructure designed to service the approved development can accommodate services compliant with <i>Industry Guideline G645:2017 Fibre-Ready Pit and Pipe Specification for Real Estate Development Projects</i> . b) Construct the fibre-ready pit and pipe infrastructure specified in the agreement submitted under part a) of this condition.	a) Prior to commencement of use b) Prior to commencement of use
25.	Refuse Collection a) Submit to EDQ evidence of approved refuse collection arrangements, from Council or a private waste contractor, for the approved development. b) Implement the refuse collection arrangements submitted under part a) of this condition.	a) Prior to commencement of use b) At all times following commencement of use
26.	Outdoor Lighting Outdoor lighting within the site is to be designed and constructed in accordance with: a) <i>Australian Standard AS 4282:1997 Control of the Obtrusive Effects of Outdoor Lighting; and</i> b) <i>Australian Standards AS1158 – Lighting for Roads and Public Spaces.</i>	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 ****