

Our ref: DEV-2026-CAS-5061

8 October 2026

The Trustees for Joy ELC Holdings Unit Trust
c/- Kate Evans
Evolve Planning

Email: kate@evolveplanning.net.au

Dear Applicant

PDA Decision Notice

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

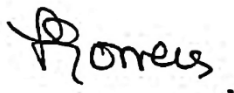
Priority Development Area (PDA):	Caloundra South
PDA Development Type:	Development Permit for Reconfiguring a Lot (1 into 4 lots); Material Change of Use (Child care centre, health care services, shop, food premises, business, indoor sport and recreation) and Operational Works – advertising devices
Property Location:	Baringa Business Village
Property Description:	Proposed Lot 10 (part of Lot 345 SP357716)

On 8 October 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 Olivia Edwards on (07) 3035 0153 or by email at Olivia.edwards@edq.qld.gov.au.

Yours sincerely



Leila Torrens
A/Director
Development Services
Economic Development Queensland

Cc: Sunshine Coast Council - srcmail@sunshinecoast.qld.gov.au

PDA Decision Notice

Site information		
Name of Priority Development Area (PDA)	Caloundra South PDA	
Site address	Baringa Business Village	
Lot on plan description	Lot number	Plan description
	Lot 345	SP357716
PDA Development Approval details		
DEV Reference No.	DEV-2026-CAS-5061	
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 Reconfiguring a Lot (1 into 4 lots); Material Change of Use (Child care centre, health care services, shop, food premises, business, indoor sport and recreation) and Operational Works – advertising devices	
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	8 October 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	2955-437 DA-01 Issue D	Red Dog	24.9.2026

2	Floor Plan	2955-437 DA-02 Issue E	Red Dog	24.9.2026
3	Roof Plan	2955-437 DA-03 Issue D	Red Dog	24.9.2026
4	ROL Plan	2955-437 DA-04 Issue D	Red Dog	24.9.2026
5	Elevations & Site Sections – Sheet 1	2955-437 DA-05 Issue B	Red Dog	17.8.2026
6	Elevations & Site Sections – Sheet 2	2955-437 DA-06 Issue B	Red Dog	17.8.2026
7	3D View 01	2955-437 DA-07 Issue B	Red Dog	17.8.2026
8	3D View 02	2955-437 DA-08 Issue B	Red Dog	17.8.2026
9	3D View 03	2955-437 DA-09 Issue B	Red Dog	17.8.2026
10	3D View 04	2955-437 DA-10 Issue B	Red Dog	17.8.2026
10	3D View 05	2955-437 DA-11 Issue B	Red Dog	17.8.2026
11	3D View 06	2955-437 DA-12 Issue B	Red Dog	17.8.2026
12	3D View 07	2955-437 DA-13 Issue B	Red Dog	17.8.2026
13	3D View 08	2955-437 DA-14 Issue A	Red Dog	17.8.2026
14	Signage	2955-437 DA-15 Issue B	Red Dog	17.8.2026
15	Proposed Site Plan	A-DA-00.01 Rev B	Elevation Architecture	30.6.2026
16	Floor Plan – Ground	A-DA-03.01 Rev B	Elevation Architecture	30.6.2026
17	Floor Plan – First	A-DA-03.02 Rev B	Elevation Architecture	30.6.2026
18	Roof Plan	A-DA-04.01 Rev B	Elevation Architecture	30.6.2026
19	Elevations (Sheet 01)	A-DA-09.01 Rev B	Elevation Architecture	30.6.2026
20	Elevations (Sheet 02)	A-DA-09.02 Rev B	Elevation Architecture	30.6.2026
21	Elevations (Sheet 03)	A-DA-09.03 Rev B	Elevation	30.6.2026

			Architecture	
22	Sections	A-DA-10.01 Rev B	Elevation Architecture	30.6.2026
23	Renders (Sheet 01)	A-DA-22.01 Rev B	Elevation Architecture	30.6.2026
24	Renders (Sheet 02)	A-DA-22.02 Rev B	Elevation Architecture	30.6.2026

Supporting plans and documents

The supporting plans and documents referred to in the PDA Development Conditions for the PDA Development Approval are detailed below.

Plan/Document Name		Reference No.	Prepared By	Date
25	Landscape Concept Plan – Sitewide Ground Floor Plan	2603-008 SK002 Rev B	LAUDink	18.08.2026
26	Landscape Concept Plan – Park plan	2603-008 SK003 Rev B	LAUDink	30.06.2026
27	Landscape Concept Plan – Plant Species Schedule, Images and Notes	2603-008 SK010 Rev A	LAUDink	29.06.2026
28	Landscape Concept Plan – Character Reference Images	2603-008 SK011 Rev A	LAUDink	29.06.2026
29	Site Base Stormwater Management Plan	260184_SWMP_REPORT_B Issue B	Cozens Regan Group	02.07.2026
30	Engineering Services Report	260184_END_REPORT_B Issue B	Cozens Regan Group	02.07.2026
31	Waste Management Plan	24474W-R01F01	Ratio:	06.07.2026
32	Transport Impact Assessment	24474T-F02	Ratio:	24.09.2026
33	Noise Assessment	26070	MWA Environmental	03.07.2026

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

Compliance assessment

recovery basis. The Compliance Assessment fees are set out in EDQ Development Assessment Fees and Charges Schedule¹ (as amended from time to time).

- ii) submit to EDQ a duly completed Compliance Assessment form².
- 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.
 - 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 submit via the [EDQ Customer Portal](#) or via developmentservices@edq.qld.gov.au

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.

- b) For conditions requiring the submission of material related to the [Certification Procedures Manual \(CPM\)](#) process, submit via the CPM [Digital Submission system](#)
- c) For all other conditions requiring the submission of material, submit via prepostconstruction@edq.qld.gov.au

PDA Development Conditions		
No.	Condition	Timing
General		
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.	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 work request form ³ .	Minimum of 10 business days prior to proposed out of hours work commencement date
5.	Certification of Operational Works Carry out all Operational Work under this approval in accordance with the <i>Certification Procedures Manual</i> .	At all times
6.	Construction Management Plan	

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

PDA Development Conditions		
No.	Condition	Timing
	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; 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.	a) Prior to commencing work for the relevant stage b) During construction c) During construction
7.	Erosion and Sediment Management	

PDA Development Conditions		
No.	Condition	Timing
	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 for the relevant stage b) During construction
8.	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 work for the relevant stage b) During construction
9.	Public Infrastructure (Damage, Repairs and Relocation)	

PDA Development Conditions		
No.	Condition	Timing
	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 adopted 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 survey plan endorsement for the relevant stage b) Prior to survey plan endorsement for the relevant stage
Earthworks and Retaining Walls		
10.	Earthworks a) Submit to EDQ IS 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 and documents. The certified earthworks plans are to: - accord with the Erosion and Sediment Control Plans; - include the location and finished surface levels of any cut and/or fill; ; - 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. b) Carry out earthworks generally in accordance with the certified plans submitted under part a) of this condition.	a) Prior to commencing earthworks for the relevant stage b) Prior to survey plan endorsement for

PDA Development Conditions		
No.	Condition	Timing
	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.	the relevant stage c) Prior to survey plan endorsement for the relevant stage
11.	Retaining Walls a) Submit to EDQ IS 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>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 and documents 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 generally in accordance with the certified plans submitted under part a) of this condition.	a) Prior to commencing earthworks for the relevant stage b) Prior to survey plan endorsement for the relevant stage c) Prior to survey plan endorsement for the relevant stage
Access and Parking		
12.	Vehicle Access a) Construct vehicle crossovers: i) located generally in accordance with the approved plans; and ii) designed generally in accordance with Australian Standard AS2890.1. b) Submit to EDQ RPEQ certification that the crossovers have been constructed in accordance with part a) of this condition.	a) Prior to commencement of use or BFP endorsement, whichever occurs first b) Prior to commencement of use or BFP endorsement, whichever occurs first

PDA Development Conditions		
No.	Condition	Timing
13.	Car Parking a) Construct, sign and delineate car parking spaces generally in accordance with <i>Australian Standard AS2890 – Parking Facilities</i> and the approved plans. b) Submit to EDQ RPEQ certification that parking facilities have been constructed in accordance with part a) of this condition.	a) Prior to commencement of use or BFP endorsement, whichever occurs first b) Prior to commencement of use or BFP endorsement, whichever occurs first
14.	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 or BFP endorsement, whichever occurs first b) Prior to commencement of use or BFP endorsement, whichever occurs first
Services Connection		
15.	Water Connection Connect the approved development to the existing water reticulation network generally in accordance with Unitywater current adopted standards.	a) Prior to commencement of use or BFP endorsement, whichever occurs first
16.	Sewer Connection a) Connect the approved development to the existing sewer reticulation network generally in accordance with Unitywater current adopted standards.	a) Prior to commencement of use or BFP endorsement, whichever occurs first

PDA Development Conditions		
No.	Condition	Timing
17.	Stormwater Connection Connect the approved development to a lawful point of discharge: a) with 'no-worsening' to upstream or downstream properties for storm events up to 1% Annual Exceedance Probability; and b) generally in accordance with Council's current adopted standards.	Prior to commencement of use or BFP endorsement, whichever occurs first
18.	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.	Prior to commencement of use or BFP endorsement, whichever occurs first
19.	Telecommunications a) Submit to EDQ IS 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.	Prior to commencement of use or BFP endorsement, whichever occurs first
20.	Broadband a) Submit to EDQ IS 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.	Prior to commencement of use or BFP endorsement, whichever occurs first
21.	Refuse Collection	

PDA Development Conditions		
No.	Condition	Timing
	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 or BFP endorsement, whichever occurs first b) At all times following commencement of use
Site Management		
22.	Acoustic Treatments a) Construct the approved development in accordance with the recommended acoustic treatments specified in the approved Noise Assessment prepared by MWA, dated 3 July 2026. b) Submit to EDQ 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
23.	Shade Trees Provide shade trees in the car parking area at a rate of at least one (1) tree per six (6) car parking spaces.	Prior to commencement of use or BFP endorsement, whichever occurs first
24.	Automatic Watering Implement automated watering system(s) for all landscaping areas adjacent to street frontages.	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 ****