



Department of  
**State Development and Infrastructure**

Our ref: DEV2024/1486

29 May 2024

Project Urban  
Attn: Glen Wright  
PO Box 6380  
MAROOCHYDORE BC QLD 4558

Email: [info@projecturban.com.au](mailto:info@projecturban.com.au)

Dear Glen

**S89(1)(a) Approval of PDA Development Application**

**PDA Development Permit for Operational Works for engineering works (comprising extension of Friendship Avenue, stormwater drainage, and taxiway extension), landscape works, electrical reticulation and streetlighting at 50 Airport Drive and Friendship Avenue, Marcoola described as Lot 98 on SP176239 and Lot 699 on SP296245**

On 29 May 2024, pursuant to s.85(4)(b) of the *Economic Development Act 2012*, the Minister for Economic Development Queensland (MEDQ) decided to grant **all** of the PDA development application applied for, in accordance with the attached PDA decision notice.

The PDA decision notice and approved plans / documents can also be viewed in the MEDQ Development Approvals Register via the Department website at [www.dsdlgp.qld.gov.au/pda-da-applications](http://www.dsdlgp.qld.gov.au/pda-da-applications).

If you require any further information, please contact Vivian Lun, Planner, Development Assessment, in Economic Development Queensland, by telephone on (07) 3452 6781 or at [vivian.lun@dsdlgp.qld.gov.au](mailto:vivian.lun@dsdlgp.qld.gov.au), who will be pleased to assist.

Yours sincerely

Carolyn Mellish  
**Director**  
**Development Assessment**  
**Economic Development Queensland**

# PDA Decision Notice

Site Information		
Name of Priority Development Area (PDA)	Sunshine Coast Airport PDA	
Site Address	50 Airport Drive and Friendship Avenue, Marcoola QLD 4564	
Lot on Plan Description	Lot Number	Plan Description
	Lot 98	SP176239
	Lot 699	SP296245

PDA Development Application Details	
DEV Reference Number	DEV2024/1486
'Properly Made' Date	4 March 2024
Type of Application	<input checked="" type="checkbox"/> PDA Development Application for: <ul style="list-style-type: none"><li><input type="checkbox"/> Material Change of Use<ul style="list-style-type: none"><li><input type="checkbox"/> Preliminary Approval</li><li><input type="checkbox"/> Development Permit</li></ul></li><li><input type="checkbox"/> Reconfiguring a Lot<ul style="list-style-type: none"><li><input type="checkbox"/> Preliminary Approval</li><li><input type="checkbox"/> Development Permit</li></ul></li><li><input checked="" type="checkbox"/> Operational Work<ul style="list-style-type: none"><li><input type="checkbox"/> Preliminary Approval</li><li><input checked="" type="checkbox"/> Development Permit</li></ul></li></ul> <input type="checkbox"/> Application to Change PDA Development Approval <input type="checkbox"/> Application to Extend Currency Period
Proposed development	Operational Works for Engineering Works (Comprising Extension of Friendship Avenue, Stormwater Drainage, and Taxiway Extension), Landscape Works, Electrical Reticulation and Streetlighting

PDA Development Approval Details	
Decision of the MEDQ	The MEDQ has decided to grant <b>all</b> of the PDA development approval applied for, <b>subject to</b> PDA development conditions forming part of this decision notice
Decision date	29 May 2024
Currency period	2 years from the date of the decision

Approved Plans and Documents			
The plans and documents approved by the MEDQ and referred to in the PDA development conditions for the PDA development approval are detailed below.			
Approved Plans and Documents		Number	Date
1.	Cover Sheet, Site Plan and Drawing Index, prepared by SMEC	30033956-DI-1001, Revision 06	26.03.2024
2.	Existing Features, Services, Demolition and Relocation Plan, prepared by SMEC	30033956-EF-1001, Revision 06	26.03.2024

3.	General Notes, prepared by SMEC	30033956-GN-1001, Revision 02	11.03.2024
4.	General Arrangement Plan, prepared by SMEC	30033956-GA-1001, Revision 06	26.03.2024
5.	Typical Sections – Sheet 1, prepared by SMEC	30033956-TC-1001, Revision 05	26.03.2024
6.	Typical Sections – Sheet 2, prepared by SMEC	30033956-TC-1002, Revision 01	11.03.2024
7.	General Details, prepared by SMEC	30033956-GD-1001, Revision 03	19.03.2024
8.	Control Line Setout Plan, prepared by SMEC	30033956-CL-1001, Revision 04	26.03.2024
9.	Control Line Longitudinal Sections, prepared by SMEC	30033956-LS-1001, Revision 04	26.03.2024
10.	Overall Drainage Layout Plan, prepared by SMEC	30033956-DD-1001, Revision 05	26.03.2024
11.	Drainage Catchment Plan, prepared by SMEC	30033956-DD-1002, Revision 04	26.03.2024
12.	Drainage Layout Plan - Airside, prepared by SMEC	30033956-DD-1003, Revision 03	26.03.2024
13.	Drainage Layout Plan - Landside, prepared by SMEC	30033956-DD-1004, Revision 03	19.03.2024
14.	Drainage Longitudinal Sections, prepared by SMEC	30033956-DD-1010, Revision 04	26.03.2024
15.	Combined Services Plan, prepared by SMEC	30033956-CS-1001, Revision 06	26.03.2024
16.	Sewer Layout Plan, prepared by SMEC	30033956-SE-1001, Revision 05	26.03.2024
17.	Water Layout Plan, prepared by SMEC	30033956-WA-1001, Revision 05	26.03.2024
18.	Water Details, prepared by SMEC	30033956-WA-1010, Revision 01	11.03.2024
19.	Erosion and Sediment Control Plan, prepared by SMEC	30033956-ES-1001, Revision 04	26.03.2024
20.	Erosion and Sediment Control Details Sheet 1, prepared by SMEC	30033956-ES-1010, Revision 02	11.03.2024
21.	Erosion and Sediment Control Details Sheet 2, prepared by SMEC	30033956-ES-1011, Revision 02	11.03.2024
22.	Erosion and Sediment Control Details Sheet 3, prepared by SMEC	30033956-ES-1012, Revision 02	11.03.2024
23.	Bulk Earthworks Plan, prepared by SMEC	30033956-EW-1001, Revision 08	26.03.2024
24.	Pavement Layout Plan, prepared by SMEC	30033956-PD-1001, Revision 05	26.03.2024
25.	Signage and Pavement Marking Layout Plan, prepared by SMEC	30033956-SL-1001, Revision 04	26.03.2024

26.	Signage and Pavement Marking AGL Layout Plan, prepared by SMEC	30033956-EL-1001, Revision 02	26.03.2024
27.	Signage and Pavement Marking AGL Details, prepared by SMEC	30033956-EL-1010, Revision 01	11.03.2024
28.	Fencing – Construction Stage and Vegetation Clearing Plan, prepared by SMEC	30033956-FN-1001, Revision 06	26.03.2024
29.	Fencing – Final Stage, prepared by SMEC	30033956-FN-1002, Revision 04	26.03.2024
30.	Fencing Details, prepared by SMEC	30033956-FN-1010, Revision 02	11.03.2024

## Preamble, abbreviations, and definitions

### PREAMBLE

Nil

### ABBREVIATIONS AND DEFINITIONS

The following is a list of abbreviations utilised in this approval:

**COUNCIL** means the relevant local government for the land the subject of this approval.

**DSDI** means the Department of State Development and Infrastructure.

**EDQ** means Economic Development Queensland.

**EDQ DA** means Economic Development Queensland's – Development Assessment team.

**EDQ IS** means Economic Development Queensland's – Infrastructure Solutions team.

**EP Act** means the *Environmental Protection Act 1994*.

**MEDQ** means the Minister for Economic Development Queensland.

**PDA** means Priority Development Area.

**RPEQ** means Registered Professional Engineer of Queensland.

### Submitting documentation to EDQ

Where a condition of this approval requires documentation to be submitted to either EDQ DA or EDQ IS, use the following email addresses:

a) EDQ DA: [pdadevelopmentassessment@dsdmip.qld.gov.au](mailto:pdadevelopmentassessment@dsdmip.qld.gov.au)

b) EDQ IS: [EDQ\\_PrePostConstruction@dsdilqp.qld.gov.au](mailto:EDQ_PrePostConstruction@dsdilqp.qld.gov.au)

PDA development conditions		
No.	Condition	Timing
<b>General</b>		
1.	<b>Carry out the Approved Development</b>  Carry out the approved development generally in accordance with the approved plans and documents.	Prior to expiration of the currency period
2.	<b>Hours of Work - Construction</b>  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.	<b>Out of Hours Work - Compliance Assessment</b>  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.  <i>NOTE: The out of hours work request form is available at EDQ's website.</i>	Minimum of 10 business days prior to proposed out of hours work commencement date
4.	<b>Certification of Operational Work</b>  Carry out all Operational Work under this approval in accordance with the Certification Procedures Manual.	At all times
5.	<b>Certification of Operational Work for Contributed Assets</b>  Carry out all Operational Work, for Contributed Assets, under this approval in accordance with the Certification Procedures Manual.	At all times
6.	<b>Construction Management Plan</b>  a) Submit to EDQ IS a site-based Construction Management Plan (CMP), prepared by the principal site contractor, to manage construction impacts, including: <ul style="list-style-type: none"> <li>i) noise and dust in accordance with the EP Act;</li> <li>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;</li> <li>iii) contaminated land, where required under a site suitability statement prepared in accordance with section 389 of the EP Act;</li> <li>iv) complaints procedures; and</li> <li>v) site management:               <ul style="list-style-type: none"> <li>1) for the provision of safe and functional alternative pedestrian routes, past, through or around the site;</li> <li>2) to mitigate impacts to public sector entity assets, including street trees, on or external to the site;</li> <li>3) for safe and functional temporary vehicular access points and frequency of use;</li> <li>4) for the safe and functional loading and unloading of materials including the location of any remote loading sites;</li> </ul> </li> </ul>	a) Prior to commencing work

PDA development conditions		
No.	Condition	Timing
	<ul style="list-style-type: none"> <li>5) for the location of materials, structures, plant and equipment;</li> <li>6) of waste generated by construction activities;</li> <li>7) detailing how materials are to be loaded/unloaded;</li> <li>8) of proposed external hoardings and gantries (with clearances to street furniture and other public sector entity assets);</li> <li>9) of employee and visitor parking areas;</li> <li>10) of anticipated staging and programming;</li> <li>11) for the provision of safe and functional emergency exit routes; and</li> <li>12) any out of hours work as endorsed via Compliance Assessment.</li> </ul> <p>b) A copy of the CMP submitted under part a) of this condition must be current and available on site.</p> <p>c) Carry out all construction work generally in accordance with the CMP submitted under part a) of this condition.</p>	<p>b) During construction</p> <p>c) During construction</p>
<b>7.</b>	<p><b>Erosion and Sediment Management</b></p> <p>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:</p> <ul style="list-style-type: none"> <li>i) construction phase stormwater management design objectives of the <i>State Planning Policy 2017</i> (Appendix 2 Table A);</li> <li>ii) <i>Healthy Land and Water Technical Note: Complying with the SPP – Sediment Management on Construction Sites</i>.</li> </ul> <p>b) Implement the certified ESCP submitted under part a) of this condition.</p>	<p>a) Prior to commencing work</p> <p>b) During construction</p>
<b>8.</b>	<p><b>Traffic Management Plan</b></p> <p>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:</p> <ul style="list-style-type: none"> <li>i) provision for the safe and functional management of traffic around and through the site during and outside of construction work hours;</li> <li>ii) provision for the safe and functional management of pedestrian traffic, including alternative pedestrian routes past, through or around the site;</li> <li>iii) provision of parking for workers and materials delivery;</li> <li>iv) risk identification, assessment and identification of mitigation measures;</li> <li>v) ongoing monitoring, management review and certified updates (as required); and</li> <li>vi) traffic control plans and/or traffic control diagrams, prepared in accordance with Austroads Guide to Temporary Traffic Management, for any temporary part or full road closures.</li> </ul>	<p>a) Prior to commencing work</p>

PDA development conditions		
No.	Condition	Timing
	<p>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.</p> <p><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></p>	b) During construction
9.	<p><b>Public Infrastructure (Damage, Repairs and Relocation)</b></p> <p>a) Repair any damage to existing public infrastructure caused by works carried out in association with the approved development.</p> <p>b) Should 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.</p> <p><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></p>	<p>a) Prior to practical completion</p> <p>b) Prior to practical completion</p>
10.	<p><b>Telecommunications</b></p> <p>a) Submit to EDQ IS documentation from an authorised telecommunications service provider confirming that an agreement has been entered into for the provision of underground telecommunication services to the approved development.</p> <p>b) Connect the approved development in accordance with the documentation submitted under part a) of this condition.</p>	<p>a) Prior to commencement of use.</p> <p>b) Prior to commencement of use.</p>
11.	<p><b>Broadband</b></p> <p>a) Submit to EDQ IS written agreement from an authorised telecommunication 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>.</p> <p>b) Construct the fibre-ready pit and pipe infrastructure specified in the agreement submitted under part a) of this condition.</p>	<p>a) Prior to commencement of use.</p> <p>b) Prior to commencement of use.</p>

PDA development conditions		
No.	Condition	Timing
12.	<b>Public Infrastructure – Damage, Repairs and Relocation</b>  Repair any damage to existing public infrastructure that occurred during works carried out in associated with the approved development. Should existing public infrastructure require relocation, due to the approved development, the developer is responsible for these costs together with compliance with relevant standards and statutory requirements.	Prior to commencement of use.

#### STANDARD ADVICE

Please note that to lawfully undertake the development, it may be necessary to obtain approvals other than this PDA development approval, including Unitywater approvals. For advice on other approvals that may be necessary in relation to the development, it is recommended that professional advice be sought.

**\*\* End of Package \*\***