



Our ref: DEV2025/1617

19 June 2025

Walker Maroochydore Developments Pty Ltd  
Attn: Taylor Cole  
GPO Box 4073  
SYDNEY NSW 2001

Email: [taylor.cole@walkcorp.com.au](mailto:taylor.cole@walkcorp.com.au)

Dear Taylor

**S89(1)(a) Approval of PDA Development Application**  
**PDA Development Application DEV2025/1617 for a Development Permit for a Material Change of Use for Parking Station (Interim Use for up to 5 Years) at Sunshine Coast Parade, Maroochydore described as Lot 30 on SP305312**

On 19 June 2025, 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 website at [Current applications and approvals](#).

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@edq.qld.gov.au](mailto:vivian.lun@edq.qld.gov.au), who will assist.

Yours sincerely

Brandon Bouda  
**A/Director**  
**Development Assessment**  
**Economic Development Queensland**



## PDA Decision Notice

Site Information		
Name of Priority Development Area (PDA)	Maroochydore City Centre PDA	
Site Address	Sunshine Coast Parade, Maroochydore	
Lot on Plan Description	Lot Number	Plan Description
	Lot 30	SP305312
PDA Development Application Details		
DEV Reference Number	DEV2025/1617	
'Properly made' Date	17 April 2025	
Type of Application	<input checked="" type="checkbox"/> PDA development application for: <ul style="list-style-type: none"> <li><input checked="" type="checkbox"/> Material change of use               <ul style="list-style-type: none"> <li><input type="checkbox"/> Preliminary approval</li> <li><input checked="" 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 type="checkbox"/> Operational work               <ul style="list-style-type: none"> <li><input type="checkbox"/> Preliminary approval</li> <li><input 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	Parking Station (Interim Use for up to 5 Years)	
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	19 June 2025	
Currency Period	5 years from the date of the decision	
Assessment Team		
Assessment Manager (Lead)	Vivian Lun, Planner – Development Assessment	
Manager	Leila Torrens, Manager – Development Assessment	
Engineer	Matthew Sturley, Engineer – Infrastructure Solution	
Delegate	Brandon Bouda, A/Director – Development Assessment	

## 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.	Location Plan and Site Plan, prepared by Walker Corporation	01	15/1/2025
2.	MCC Lot 30 Temporary Car Park Landscape Concept Design Package, prepared by Place Design Group	240059, Issue C	3/3/2025
3.	Maroochydore City Centre Temporary Car Park, prepared by Egis Consulting	21-000056.30, 000, Rev. A	3/3/2025
4.	Existing Services Layout Plan, prepared by Egis Consulting	21-000056.30, 005, Rev. A	3/3/2025
5.	Bulk Earthworks Cut-Fill Plan, prepared by Egis Consulting	21-000056.30, 010, Rev. A	3/3/2025
6.	Civil Layout Plan, prepared by Egis Consulting	21-000056.30, 020, Rev. A	3/3/2025

## Preamble, Abbreviations, and Definitions

### 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.

**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.

**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@edq.qld.gov.au](mailto:pdadevelopmentassessment@edq.qld.gov.au)

b) EDQ IS: [PrePostConstruction@edq.qld.gov.au](mailto:PrePostConstruction@edq.qld.gov.au)

<b>PDA Development Conditions</b>		
<b>No.</b>	<b>Condition</b>	<b>Timing</b>
<b>General</b>		
<b>1.</b>	<b>Carry out the Approved Development</b>  Carry out the approved development generally in accordance with the approved plans and documents.	Prior to commencement of use.
<b>2.</b>	<b>Maintain the Approved Development</b>  Maintain the approved development generally in accordance with the approved plans and documents.	At all times
<b>3.</b>	<b>Duration of Use</b>  The approved use of the premise is on an interim basis for a maximum period of five (5) years from the date of the decision.  <i>Note: EDQ will not support any extension of the interim use beyond 5 years.</i>	As indicated
<b>4.</b>	<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
<b>5.</b>	<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 <sup>1</sup> .	Minimum of 10 business days prior to proposed out of hours work commencement date
<b>6.</b>	<b>Construction Management Plan</b>  a) A site-based Construction Management Plan (CMP) must be 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) complaints procedures; iv) site management: 1. for the provision of safe and functional alternative pedestrian routes, past, through or around the site;	a) Prior to commencing work

<sup>1</sup> The out of hours work request form is available at EDQ's website.

## PDA Development Conditions

No.	Condition	Timing
	<ol style="list-style-type: none"> <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> <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> </ol> <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>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> <ol 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 <i>Austroads Guide to Temporary Traffic Management</i>, for any temporary part or full road closures.</li> </ol> <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>	<p>a) Prior to commencing work</p> <p>b) During construction</p>

<b>PDA Development Conditions</b>		
<b>No.</b>	<b>Condition</b>	<b>Timing</b>
<b>8.</b>	<b>Car Parking</b>  Provide car parking spaces, delineated and signed generally in accordance with <i>AS2890 – Parking Facilities</i> and the approved plans.	Prior to commencement of use and to be maintained
<b>9.</b>	<b>Stormwater Connection</b>  Connect the approved development to the existing on-site stormwater infrastructure.	Prior to commencement of use
<b>10.</b>	<b>Erosion and Sediment Management</b>  Implement erosion and sediment management control 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> .	At all times during construction
<b>11.</b>	<b>Earthworks</b>  a) Carry out earthworks generally in accordance with the RPEQ certified plans approved of this approval.  b) Any unsuitable material encountered has been treated or replaced with suitable material	Prior to commencement of use
<b>12.</b>	<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.
<b>13.</b>	<b>Landscape Works</b>  Construct landscape works generally in accordance with the following approved plans:  • MCC Lot 30 Temporary Car Park Landscape Concept Design Package prepared by Place Design Group.	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 \*\***