



Our ref: DEV2025/1677

10 September 2025

Sunshine Coast Airport
C/ - Project Urban
Att: Mr Scott Sobey
PO Box 6380
MAROOCHYDORE QLD 4558

Email: Scott.Sobey@projecturban.com.au

Dear Mr Sobey

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

PDA Development Permit for Operational Work for earthworks (filling) at Finland Road, Marcoola described as Lot 1 SP269581

On 10 September 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 Carly Prenzler, Senior Planner, Development Assessment, in Economic Development Queensland, by telephone on (07) 3882 8475 or at Carly.Prenzler@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)	Sunshine Coast Airport	
Site address	Finland Road, Marcoola	
Lot on plan description	Lot number	Plan description
	1	SP269581

PDA development application details	
DEV reference number	DEV2025/1677
'Properly made' date	19/08/2025
Type of application	☐ PDA development application for: ☐ Material change of use ☐ Preliminary approval ☐ Development permit ☐ Reconfiguring a lot ☐ Preliminary approval ☐ Development permit ☒ Operational work ☐ Preliminary approval ☒ Development permit ☐ Application to change PDA development approval ☐ Application to extend currency period
Proposed development	Operational Works – Earthworks - filling

PDA development approval details	
Decision of the MEDQ	The MEDQ has decided to grant all of the PDA development approval applied for, subject to PDA development conditions forming part of this decision notice. The approval is for: • Operational Works – Earthworks (Filling)
Decision date	10/09/2025
Currency period	2 years from the date of the decision

Assessment Team	
Assessment Manager (Lead)	Carly Prenzler, Senior Planner
Manager	Leila Torrens, Manager
Engineer	Matt Sturley, Engineer
Delegate	Brandon Bouda, A/Director

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.	Gateway South Wetland Translocation Earthwork Plan Stockpile Site prepared by Empower	T018188-CE01 Rev A	25/07/2025

Preamble, abbreviations, and definitions

PREAMBLE

Nil or insert preamble

ABBREVIATIONS AND DEFINITIONS

The following is a list of abbreviations utilised in 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.

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@edq.qld.gov.au

b) EDQ IS: PrePostConstruction@edq.qld.gov.au

PDA Development Conditions		
No.	Condition	Timing
1	Carry out the Approved Development Carry out the approved development generally in accordance with the approved plans.	Prior to expiration of the currency period
2	Maintain the Approved Development Maintain the approved development generally in accordance with the approved plans and documents.	At all times
3	Hours of Work – Construction Construction hours for the approved development are limited to Monday to Saturday between 6:30am to 6:30pm, excluding public holidays.	During construction
4	Construction Management Plan 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) removal of any material dropped, deposited or spilled on public roads as a result of construction processes associated with the site. iv) contaminated land, where required under a site suitability statement prepared in accordance with section 389 of the EP Act; v) complaints procedures; vi) 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);	a) Prior to commencing work

PDA Development Conditions		
No.	Condition	Timing
	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
5	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) The proposed haul route for the transport of imported or spoil material; ii) the provision for the safe and functional management of traffic around and through the site during and outside of construction work hours; iii) provision for the safe and functional management of pedestrian traffic, including alternative pedestrian routes past, through or around the site; iv) provision of parking for workers and materials delivery; v) risk identification, assessment and identification of mitigation measures; vi) ongoing monitoring, management review and certified updates (as required); and vii) 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
6	Erosion and Sediment Management 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);	a) Prior to commencing work

PDA Development Conditions		
No.	Condition	Timing
	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.	b) During construction and to be maintained at all times
7	Public Infrastructure (Damage, Repairs and Relocation) Repair any damage to existing public infrastructure caused by works carried out in association with the approved development. <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>	During Construction
8	Earthworks a) Carry out earthworks generally in accordance with the approved plans. b) Submit to EDQ IS RPEQ certification that: i) all earthworks have been carried out generally in accordance with the approved plans; and any unsuitable material encountered has been treated or replaced with suitable material.	a) During Construction b) Within 30 days of completion of earthworks
9	Acid Sulfate Soil Management Plan (ASSMP) a) Submit to EDQ IS an Acid sulfate soil 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 commencing earthworks b) During Construction c) Within 30 days of completion of earthworks

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 ****