

Our ref: DEV2025/SCA/3186

23 December 2025

Scott Sobey
Director
Sunshine Coast Airport C/- Project Urban
info@projecturban.com.au

Dear Applicant

PDA Decision Notice

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

Priority Development Area (PDA):	Sunshine Coast Airport
PDA Development Type:	Development Permit for OPW
Property Location:	Airport Drive, Marcoola
Property Description:	Lot 699 SP296245, Lot 4 RP113269 and Lot 5 SP261026

On 23 December 2025 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 Carly Prenzler on (07) 3882 8475 or by email at Carly.Prenzler@edq.qld.gov.au.

Yours sincerely



Carolyn Mellish
Director- Development Services
Economic Development Queensland

Cc: Sunshine Coast Council – email- mail@sunshinecoast.qld.gov.au

PDA Decision Notice

Site information		
Name of Priority Development Area (PDA)	Sunshine Coast Airport	
Site address	Airport Drive, Marcoola	
Lot on plan description	Lot number	Plan description
	699	SP296245
	4	RP113269
	5	SP261026
PDA Development Approval details		
DEV Reference No.	DEV-2025-SCA-3186	
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	Operational Works for Earthworks and Vegetation Clearing	
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	22/12/2025	
Currency Period	2 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
• Gateway Earthworks Stage 1 – Cover Sheet Locality and Drawing Index	P0331-25-002 C001 Rev C	Recor	24/10/2025
• Gateway Earthworks Stage 1 – Existing Survey Layout	P0331-25-002 C005 Rev B	Recor	17/10/2025
• Gateway Earthworks Stage 1 – Bulk Earthworks Layout Plan	P0331-25-002 C100 Rev C	Recor	24/10/2025
• Gateway Earthworks Stage 1 – Bulk Earthworks Sections	P0331-25-002 C110 Rev C	Recor	24/10/2025
• Gateway Earthworks Stage 1 – Clearing and Grubbing Locality Plan	P0331-25-002 C150 Rev B	Recor	17/10/2025
• Gateway Earthworks Stage 1 – Clearing and Grubbing Locality Plan Sheet 1 of 3	P0331-25-002 C151 Rev B	Recor	17/10/2025
• Gateway Earthworks Stage 1 – Clearing and Grubbing Locality Plan Sheet 2 of 3	P0331-25-002 C152 Rev B	Recor	17/10/2025
• Gateway Earthworks Stage 1 – Clearing and Grubbing Locality Plan Sheet 3 of 3	P0331-25-002 C153 Rev B	Recor	17/10/2025

Submitting documentation to EDQ

Where a condition of this approval requires documentation to be submitted to EDQ Development Services or DA Engineering use the online Customer Portal <https://portal.edq.qld.gov.au/> or send to developmentservices@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;	a) Prior to commencing work

PDA Development Conditions		
No.	Condition	Timing
	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.	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 5engage directly with the applicable road manager.</i>	a) Prior to commencing work b) During construction

PDA Development Conditions		
No.	Condition	Timing
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 State Planning Policy 2017 (Appendix 2 Table A); ii) Healthy Land and Water Technical Note: Complying with the SPP – <i>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 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 recommendations of the supporting Flood Assessment; and ii) 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.	a) Prior to commencing earthworks b) During Construction

PDA Development Conditions		
No.	Condition	Timing
	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.	c) Within 30 days of completion of earthworks
10	Stormwater Management Stormwater Management from the proposed works are to achieve 'no-worsening' to upstream or downstream properties for storm events up to 1% Annual Exceedance Probability generally in accordance with Council's current adopted standards.	At all times
11	Stormwater Management (State Controlled Road) (a) Stormwater management of the development must not cause worsening to the operating performance of the state-controlled road network, such that any works on the land must not: i) create any new discharge points for stormwater runoff onto the state-controlled road network ii) concentrate or increase the velocity of flows to state-controlled road network iii) interfere with and/or cause damage to the existing stormwater drainage on the state-controlled road network iv) surcharge any existing culvert or drain on the state-controlled road network v) reduce the quality of stormwater discharge onto the state-controlled road network	At all times
12	Direct Access (State Controlled Road) Direct access is not permitted between David Low Way and the subject site.	At all times.

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 ****