

Our ref: DEV2025/1694

03 February 2026

Quadsol Pty Ltd
C/- Urbis Ltd
Att: Adam Donaldson and Rauha Firaq
Level 32, 300 George Street
BRISBANE CITY QLD 4000

Email: adonaldson@urbis.com.au; rfiraq@urbis.com.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
PDA Development Type:	Development Permit for MCU for Undefined Use
Property Location:	1 Edwards Terrace, Baringa
Property Description:	Lot 8000 on SP298745

On 03 February 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 Jocelyn Bowyer on (07) 3214 9579 or by email at Jocelyn.bowyer@edq.qld.gov.au.

Yours sincerely



Sunny Wong
Director
Development Services
Economic Development Queensland

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

PDA Decision Notice

Site information		
Name of Priority Development Area (PDA)	Caloundra South PDA	
Site address	1 Edwards Terrace, Baringa	
Lot on plan description	Lot number	Plan description
	Lot 8000	SP298745
PDA Development Approval details		
DEV Reference No.	DEV2025/1694	
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	Battery Energy Storage System (BESS) which is currently an undefined use under the Caloundra South Development Scheme.	
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. The approval is for: • Battery Energy Storage System (BESS)	
Decision date	03 February 2026	
Currency Period	4 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. BESS Layout	04009-LAY-BESS-01	Energy Bay	18/06/2024	

2.	Fire Engineering Review	51146 - L0001	NDY A Tetra Tech Company	09 May 2025
3.	Technical Memorandum Traffic and Transport review	P0058422	Urbis	15 May 2025
Supporting Plans				
4.	FSS Design	ST225kWh-110kW-2h	Sungrow	Not dated

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 recovery basis. The Compliance Assessment fees are set out in EDQ Development Assessment Fees and Charges Schedule ¹ (as amended from time to time).				
ii) submit to EDQ DA a duly completed Compliance Assessment form ² .				
iii) submit to EDQ DA 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 Development Services 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.				

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.

- 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 Development Services or DA Engineering, use the online Customer Portal <https://portal.edq.qld.gov.au/> or send to developmentsservices@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 and documents and any other documentation endorsed via Compliance Assessment as required by these conditions.	Prior to commencement of use
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.	Construction Management Plan a) Submit to EDQ Engineering, 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	a) Prior to commencing work

PDA Development Conditions		
No.	Condition	Timing
	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.	b) During construction c) During construction
5.	Traffic Management Plan a) Submit to EDQ DA Engineering, 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;	a) Prior to commencing work

PDA Development Conditions		
No.	Condition	Timing
	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>	b) During construction
6.	Public Infrastructure (Damage, Repairs and Relocation) 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 the External Authority's 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 commencement of use b) Prior to commencement of use
7.	Compliance Assessment - Emergency Management Plan a) Submit to EDQ Development Services for compliance assessment, an emergency management plan prepared by a suitably qualified person detailing the following: i) Emergency vehicle parking space/s capable of allowing safe access and parking alongside the BESS module in the event of a fire or explosion. ii) Risk assessment in accordance with <i>ISO 31000: Risk Management</i>;	a) Prior to Construction

PDA Development Conditions		
No.	Condition	Timing
	iii) Procedures to be undertaken in the event of fire, explosion and / or toxic release associated with the BESS module including: 1. Management for the prevention of contaminants entering waterways; 2. Management of toxic air emissions; 3. Emergency management routes for tenancies within the Baringa shopping centre. Note, Baringa Swim school is to exit onto Baringa Dr.; 4. Safety and protection mechanisms to maintain electricity supply to the shopping centre in the event of a fire or explosion of the BESS module reaching the Centre's Main Switch Board; 5. Management of parked vehicles and users of the shared path and bus stop along Aura Boulevard; 6. Management of the module during natural hazards. b) Implement Emergency Management Plan during an emergency.	b) As indicated
8.	Outdoor Lighting Outdoor lighting within the site is to be designed and constructed in accordance with <i>Australian Standard AS 4282:1997 Control of the Obtrusive Effects of Outdoor Lighting</i>.	On completion of BESS installation
9.	Landscaping a) Vegetation removal to only occur within the BESS fenced area indicated on the approved BESS layout plan. b) Submit to EDQ Development Services, the detailed design certified by an RPEQ engineer of proposed fencing around the BESS module. The fencing is to withstand impact from a standard vehicle and provide visual permeability.	a) Prior to BESS installation b) Prior to commencement of works

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 ****