

Our ref: DEV-2025-CAS-4188

9 February 2026

Brisbane Housing Company Limited
C/- Adams + Sparkes Town Planning

Email – admin@astpd.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 Development Type:	Development Permit for Material Change of Use for Multiple Residential (40 Units)
Property Location:	Coppice Crescent and Western Drive, Banya
Property Description:	Lot 10 on SP344668

On 9 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 Mr Ali Rizayee on (07) 3452 7531 or by email at ali.rizayee@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	
Site address	Coppice Crescent and Western Drive, Banya	
Lot on plan description	Lot number	Plan description
	Lot 10	SP344668

PDA Development Approval details	
DEV Reference No.	DEV-2025-CAS-4188
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	Multiple Residential (40 Units)
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	09/02/2026
Currency Period	6 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
Architectural Plans				
1.	Cover Sheet & Drawing List	DWG No. 00.001 Revision F	Archipelago	17 December 2025
2.	Existing & Demolition Site Plan	DWG No. 00.101 Revision F	Archipelago	17 December 2025

3.	Site & External Works Plan	DWG No. 00.121 Revision F	Archipelago	17 December 2025 Amended in red on 2 February 2026
4.	Building Area Diagrams – FECA & UCA	DWG No. 00.161 Revision F	Archipelago	17 December 2025
5.	Site Area Diagram	DWG No. 00.171 Revision F	Archipelago	17 December 2025
6.	Sun Studies	DWG No. 00.181 Revision F	Archipelago	17 December 2025
7.	Site Plan – Ground Level	DWG No. 00.201 Revision G	Archipelago	17 December 2025
8.	Site Plan – Level 1	DWG No. 00.202 Revision G	Archipelago	17 December 2025
9.	Site Plan – Level 2	DWG No. 00.203 Revision G	Archipelago	17 December 2025
10.	Site Plan – Roof Plan	DWG No. 00.211 Revision G	Archipelago	17 December 2025
11.	Site Elevations	DWG No. 00.301 Revision G	Archipelago	17 December 2025
12.	Site Sections	DWG No. 00.401 Revision F	Archipelago	17 December 2025
13.	Typical Unit Plans – Type A 1 Bed (Gold)	DWG No. 00.501 Revision F	Archipelago	17 December 2025
14.	Typical Unit Plans – Type B 2 Bed (General)	DWG No. 00.511 Revision F	Archipelago	17 December 2025
15.	Typical Unit Plans – Type C 2 Bed (Gold)	DWG No. 00.521 Revision F	Archipelago	17 December 2025
16.	Typical Unit Plans – Type 2 Bed (General)	DWG No. 00.531 Revision F	Archipelago	17 December 2025
17.	Typical Unit Plans – Type 2 Bed (Gold/General)	DWG No. 00.541 Revision F	Archipelago	17 December 2025
18.	Typical Unit Plans – Type F 3 Bed (General)	DWG No. 00.551 Revision E	Archipelago	17 December 2025
19.	Indicative Materials Schedule	DWG No. 00.901 Revision G	Archipelago	17 December 2025
20.	Building 1 – General Arrangement Elevations	DWG No. 01.301 Revision G	Archipelago	17 December 2025
21.	Building 2 – General Arrangement Elevations	DWG No. 02.301 Revision G	Archipelago	17 December 2025
22.	Building 3 – General	DWG No. 03.301	Archipelago	17 December

	Arrangement Elevations	Revision G		2025
23.	Communal Area Plans & Elevations	DWG No. 04.201 Revision F	Archipelago	17 December 2025
Landscape Concept				
24.	Aura Housing Aura Precinct 15.2 Lot 8000 Landscape Concept	25128 LC-01	Wild Studio	17 December 2025
Civil Engineering Report				
25.	BHC Aura, Aura Precinct 15.2 Lot 8000, Coppice Crescent, Banya, Sunshine Coast Civil Engineering Report	BE250174-RP-CER-00.1	Burchills Engineering Solutions	December 2025
Stormwater Management Plan				
26.	BHC Aura, Aura Precinct 15.2 Lot 8000, Coppice Crescent, Banya, Sunshine Coast Conceptual Stormwater Management Plan	BE250174-RP-CSMP-01.1	Burchills Engineering Solutions	December 2025
Traffic Impact Assessment				
27.	BHC Aura, Aura Precinct 15.2 Lot 8000, Coppice Crescent, Banya, Sunshine Coast Traffic Impact Assessment	BE250174-RP-TIA-01.1	Burchills Engineering Solutions	16 December 2025
Waste Management Plan				
28.	BHC Aura, Aura Precinct 15.2 Lot 8000, Coppice Crescent, Banya, Sunshine Coast Solid Waste Management Plan	BE250174-RP-SWMP-01.1	Burchills Engineering Solutions	December 2025
Supporting Documents				
29.	Road Traffic Noise Assessment	227401.0008.R03V01	Trinity Consultants	11 August 2023

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 Schedule¹ (as amended from time to time).

¹ The EDQ Development Assessment Fees and Charges Schedule is available at EDQ's website.

- ii) submit to EDQ DA a duly completed Compliance Assessment form².
- 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.
 - 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 developmentservices@edq.qld.gov.au

PDA Development Conditions

No.	Condition	Timing
1.	Carry out the Approved Development	

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.

PDA Development Conditions		
No.	Condition	Timing
	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 or BFP endorsement, whichever occurs first
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.	Out of Hours Work – Compliance Assessment 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 ³ .	Minimum of 10 business days prior to proposed out of hours work commencement date
5.	Certification of Operational Work Carry out all Operational Work under this approval in accordance with the <i>Certification Procedures Manual</i> .	At all times
6.	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;	a) Prior to commencing work

³ The out of hours work request form is available at EDQ's website.

PDA Development Conditions		
No.	Condition	Timing
	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
7.	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); 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.	a) Prior to commencing work b) During construction

PDA Development Conditions		
No.	Condition	Timing
8.	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) 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; 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>	a) Prior to commencing work b) During construction
9.	Construction Noise Management Plan a) Submit to EDQ IS a Construction Noise Management Plan (CNMP), certified by a suitably qualified acoustic engineer. At a minimum, the CNMP must address the following sections of <i>Australian Standard AS2436-2010</i> as they relate to the site and construction activities: i) section 3.4 – Community Relations, including schedule of activities, community notification strategy, complaints reporting and response strategies ii) section 4.4 – Post Approval/Construction Planning for Noise and Vibration, including strategies to minimise adverse impacts to proximate sensitive land uses/receptors iii) section 4.5 – Control of Noise at Source, including strategies to control noise at source; iv) section 4.6 – Controlling the Spread of Noise, including noise reduction measures; and	a) Prior to commencing work

PDA Development Conditions		
No.	Condition	Timing
	v) section 5.0 – Methods for Measurement of Noise and Vibration, including noise measurement and monitoring strategy. b) Carry out construction work generally in accordance with the certified CNMP required under part a) of this condition. c) Where requested by EDQ, submit to EDQ IS Noise Monitoring Reports, certified by a suitably qualified acoustic engineer, and evidence of compliance with the community relations elements of the CNMP required under part a) of this condition.	b) During construction c) As requested by EDQ
10.	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 or BFP endorsement, whichever occurs first b) Prior to commencement of use or BFP endorsement, whichever occurs first
11.	Earthworks a) Submit to EDQ IS detailed earthworks plans, certified by a RPEQ, and designed generally in accordance with: <i>Australian Standard AS3798 – 2007 Guidelines on Earthworks for Commercial and Residential Developments</i> and - the approved drawings. The certified earthworks plans are to: - include a geotechnical soils assessment of the site; - accord with the Erosion and Sediment Control Plans, as required by condition 7 – Erosion and sediment management; - include the location and finished surface levels of any cut and/or fill;	a) Prior to commencing earthworks

PDA Development Conditions		
No.	Condition	Timing
	iv) detail areas where dispersive soils will be disturbed, treatment of dispersive soils and their rehabilitation; v) provide details of any areas where surplus soils are to be stockpiled; vi) detail protection measures to: 1. ensure adjoining properties and roads are not impacted by ponding or nuisance stormwater resulting from earthworks associated with the approved development; 2. preserve all drainage structures from structural loading impacts resulting from earthworks associated with the approved development; and vii) where rock or ground anchors are required within adjoining road or land, include consents from relevant road manager(s) and/or landowner(s). b) Carry out earthworks generally in accordance with the certified plans submitted under part a) of this condition. c) Submit to EDQ IS RPEQ certification that: i) all earthworks have been carried out generally in accordance with the certified plans submitted under part a) of this condition; and ii) any unsuitable material encountered has been treated or replaced with suitable material.	b) Prior to commencement of use or BFP endorsement, whichever occurs first c) Prior to commencement of use or BFP endorsement, whichever occurs first
12.	Acid Sulfate Soils Management Plan a) Where on-site Acid Sulfate Soils (ASS) are encountered, submit to EDQ IS an ASS 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	a) Prior to commencement of or during earthworks b) Prior to commencement of use or BFP endorsement, whichever occurs first c) Prior to commencement of use or BFP

PDA Development Conditions		
No.	Condition	Timing
	earthworks have been carried out in accordance with the ASS Management Plan submitted under part b) of this condition.	endorsement, whichever occurs first
13.	Vehicle Access a) Construct a vehicle crossover: i) located generally in accordance with the approved plans; and ii) designed generally in accordance with Council's adopted standards for a Heavy Duty Crossover in accordance with IPWEA RS – 051 b) Submit to EDQ IS RPEQ certification that the crossover has been constructed in accordance with part a) of this condition.	a) Prior to commencement of use or BFP endorsement, whichever occurs first b) Prior to commencement of use or BFP endorsement, whichever occurs first
14.	Car Parking Construct, sign and delineate car parking spaces generally in accordance with <i>Australian Standard AS2890 – Parking Facilities</i> and the approved plans.	Prior to commencement of use or BFP endorsement, whichever occurs first
15.	Bicycle Parking Construct, sign and delineate bicycle parking facilities generally in accordance with <i>Australian Standard AS 2890.3:2015 Parking facilities, Part 3: Bicycle parking</i> and the approved plans.	Prior to commencement of use or BFP endorsement, whichever occurs first
16.	Water Connection Connect the approved development to the existing water reticulation network generally in accordance with Unitywater current adopted standards.	Prior to commencement of use or BFP endorsement, whichever occurs first
17.	Sewer Connection Connect the approved development to the existing sewer	Prior to

PDA Development Conditions		
No.	Condition	Timing
	reticulation network generally in accordance with Unitywater current adopted standards.	commencement of use or BFP endorsement, whichever occurs first
18.	Stormwater Connection Connect the approved development to a lawful point of discharge: a) with 'no-worsening' to upstream or downstream properties for storm events up to 1% Annual Exceedance Probability; and b) generally in accordance with Council's current adopted standards.	Prior to commencement of use or BFP endorsement, whichever occurs first
19.	Electricity a) Submit to EDQ IS a Certificate of Electricity Supply from Energex for the provision of electricity supply to the approved development. b) Connect the approved development in accordance with the Certificate of Electricity Supply submitted under part a) of this condition.	a) Prior to commencement of use or BFP endorsement, whichever occurs first b) Prior to commencement of use or BFP endorsement, whichever occurs first
20.	Telecommunications a) Submit to EDQ IS documentation from an authorised telecommunication service provider confirming that an agreement has been entered into for the provision of underground telecommunication services to the approved development. b) Connect the approved development in accordance with the documentation submitted under part a) of this condition.	a) Prior to commencement of use or BFP endorsement, whichever occurs first b) Prior to commencement of use or BFP endorsement, whichever occurs first
21.	Broadband	

PDA Development Conditions		
No.	Condition	Timing
	a) Submit to EDQ IS written agreement, from an authorised telecommunications 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>. b) Construct the fibre-ready pit and pipe infrastructure specified in the agreement submitted under part a) of this condition.	a) Prior to commencement of use or BFP endorsement, whichever occurs first b) Prior to commencement of use or BFP endorsement, whichever occurs first
22.	Landscape Works a) Submit to EDQ IS detailed landscape plans, certified by an AILA, for the development's landscape works. The detailed landscape plans must be designed generally in accordance with the approved plans. b) Construct landscape works generally in accordance with the certified plans submitted under part a) of this condition.	a) Prior to commencement of ground level building work b) Prior to commencement of use or BFP endorsement, whichever occurs first
23.	Refuse Collection a) Submit to EDQ IS evidence of approved refuse collection arrangements, from Council or a private waste contractor, for the approved development. b) Implement the refuse collection arrangements submitted under part a) of this condition.	a) Prior to commencement of use or BFP endorsement, whichever occurs first b) At all times following commencement of use
24.	Acoustic Treatments a) Construct the approved development to include the acoustic treatments specified in the following approved document: i) Road Traffic Noise Assessment, prepared by Trinity Consultants, dated 11 August 2023.	a) Prior to commencement of use or BFP endorsement,

PDA Development Conditions		
No.	Condition	Timing
	b) Submit to EDQ IS evidence that the requirements of part a) of this condition have been met.	whichever occurs first b) Prior to commencement of use or BFP endorsement, whichever occurs first
25.	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>.	Prior to commencement of use or BFP endorsement, whichever occurs first
26.	Electric Vehicle Readiness – Multi-residential a) Provide 2 visitor parking spaces to enable Destination (regular) EVSE charger, located in a time-limited shared car parking bay. b) Electric vehicle charging shall be: i) capable of electrical load control to manage the development's electricity demand profile in the context of the network supply profile; and ii) designed with regard to fire retardance and ventilation. c) Submit to EDQ DA Engineering, certified evidence from a suitably qualified and experienced electrical engineer, that the electric vehicle readiness required by parts a) and b) of this condition has been provided.	For all parts of this condition, prior to endorsement of the BFP or commencement of the use, whichever occurs first
27.	Rainwater Tank a) Construct 1x rainwater tank with a capacity of minimum 20kL generally in accordance with the approved plans and documents as marked up in plans b) The rainwater tank is to be plumbed to the communal open space toilet, irrigation and all outdoor taps for non-potable water use.	a) Prior to commencement of use. b) At all times following 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 ****

