

Our ref: DEV-2026-SCA-5200

2 October 2026

Project Urban Pty Ltd
Att: Glen Wright
PO Box 6380
Maroochydore QLD 4558

Email: Glen.wright@projecturban.com.au

Dear Glen

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 MCU for Air Service (Helicopter Hangar, Maintenance Workshop and Ancillary Office)
Property Location:	Friendship Avenue, Marcoola
Property Description:	Lot 699 on SP296245 and Lot 98 on SP176239

On 2 October 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 Tiana Hill on (07) 3452 7518 or by email at Tiana.Hill@edq.qld.gov.au.

Yours sincerely



Beatriz Gomez
Director
Development Services
Economic Development Queensland

Cc: Sunshine Coast Regional Council

PDA Decision Notice

Site information		
Name of Priority Development Area (PDA)	Sunshine Coast Airport	
Site address	Friendship Avenue, Marcoola	
Lot on plan description	Lot number	Plan description
	Lot 699	SP296245
	Lot 98	SP176239
PDA Development Approval details		
DEV Reference No.	DEV-2026-SCA-5200	
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	Air Service (Helicopter Hangar, Maintenance Workshop and Ancillary Office)	
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	20/10/2026	
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
1.	Cover Sheet	AR-DA-0000 Amended in Red	Mode Design	21 July 2026
2.	Site Plan adjacent property	AR-SK-0100	Mode Design	28 July 2026

	overlay	Amended in Red		
3.	3D Sketches	AR-DD-0001, Rev B	Mode Design	7 September 2026
4.	ID_GA_GF	AR-DD-6001, Rev C	Mode Design	14 September 2026
5.	ID_GA_MZ	AR-DD-6002, Rev C	Mode Design	14 September 2026
6.	GA Plan- Roof	AR-DA-1003, Rev A	Mode Design	21 July 2026
7.	Building Elevations	AR-DA-2000, Rev I	Mode Design	14 September 2026
8.	Building Elevation	AR-DA-2001, Rev I	Mode Design	14 September 2026
9.	Building Section	AR-DA-2100, Rev D	Mode Design	21 July 2026
10.	Cover Sheet	24520 CD-000, Rev B	Project Urban	28 July 2026
11.	Specification Notes	24520 CD-001, Rev B	Project Urban	28 July 2026
12.	Landscape Plan	24520 CD-100, Rev B Amended in Red	Project Urban	28 July 2026
13.	Construction Details	24520 CD-200, Rev A	Project Urban	2018.xx.xx

Submitting documentation to EDQ

Where a condition of this approval requires documentation to be submitted to EDQ, use the following submission pathways:

- a) For conditions requiring Compliance Assessment via the [EDQ Customer Portal](#) or via developmentservices@edq.qld.gov.au.
- b) For conditions requiring the submission of material related to the [Certification Procedures Manual \(CPM\)](#) process via the CPM [Digital Submission system](#).

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 or BFP endorsement, whichever occurs first

PDA Development Conditions		
No	Condition	Timing
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 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.	Certification of Operational Work Carry out all Operational Work under this approval in accordance with the <i>Certification Procedures Manual</i> .	At all times
5.	Construction Management Plan a) Submit to EDQ 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) 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;	a) Prior to commencing work

PDA Development Conditions		
No	Condition	Timing
	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
6.	Erosion and Sediment Management a) Submit to EDQ 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
7.	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	a) Prior to commencement of use or BFP endorsement, whichever occurs first b) Prior to commencement

PDA Development Conditions		
No	Condition	Timing
.	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>	of use or BFP endorsement, whichever occurs first
8.	Acid Sulfate Soils Management Plan a) Where on-site Acid Sulfate Soils (ASS) are encountered, submit to EDQ an ASS Management Plan, prepared in accordance with the Queensland Acid Sulfate Soil Technical Manual Soil Management Guidelines v4.0 2014 (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 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 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 endorsement, whichever occurs first
9.	Vehicle Access a) Construct a vehicle crossover: i) located generally in accordance with the approved plans; and ii) designed in accordance with the relevant standards. b) Maintain access in accordance with the operational needs of the adjoining lease/tenancy areas. c) Submit to EDQ 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, and to be maintained

PDA Development Conditions		
No	Condition	Timing
		c) Prior to commencement of use or BFP endorsement, whichever occurs first
10.	Car Parking a) Construct, sign and delineate car parking spaces generally in accordance with <i>Australian Standard AS2890 – Parking Facilities</i> and the approved plans. b) Submit to EDQ RPEQ certification that parking facilities have 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
11.	Water Connection Connect the approved development to the existing water reticulation network generally in accordance with Unity Water's current adopted standards.	Prior to commencement of use or BFP endorsement, whichever occurs first
12.	Sewer Connection Connect the approved development to the existing sewer reticulation network generally in accordance with Unity Water's current adopted standards.	Prior to commencement of use or BFP endorsement, whichever occurs first
13.	Stormwater Connection	Prior to

PDA Development Conditions		
No	Condition	Timing
	Connect the approved development to a lawful point of discharge: a) with 'no-worsening' to upstream or downstream properties for storm events up to the 1% Annual Exceedance Probability. b) generally in accordance with Council's current adopted standards.	commencement of use or BFP endorsement, whichever occurs first
14.	Stormwater Management (Quality) a) Submit to EDQ detailed engineering drawings, certified by a RPEQ, for stormwater treatment devices designed generally in accordance with: i) <i>PDA Guideline No. 13 Engineering standards – Stormwater quality</i> and: b) Construct stormwater works generally in accordance with the certified plans submitted under part a) of this condition. c) Submit to EDQ RPEQ certification confirming stormwater treatment devices have been constructed generally in accordance with the certified plans submitted under part a) of this condition.	a) Prior to commencement of stormwater works b) Prior to commencement of use or BFP endorsement, whichever occurs first c) Prior to commencement of use or BFP endorsement, whichever occurs first
15.	Electricity a) Submit to EDQ 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
16.	Telecommunications a) Submit to EDQ 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.	a) Prior to commencement of use or BFP endorsement,

PDA Development Conditions		
No	Condition	Timing
	b) Connect the approved development in accordance with the documentation submitted under part a) of this condition.	whichever occurs first b) Prior to commencement of use or BFP endorsement, whichever occurs first
17.	Broadband a) Submit to EDQ 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
18.	Landscape Works a) Submit to EDQ 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 following approved plans: i) Landscape Design Plan and Construction Details – Drawings 24520 CD-100, Rev B and 24520 CD-200, Rev A. 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
19.	Refuse Collection a) Submit to EDQ evidence of approved refuse collection arrangements, from Council or a private waste contractor, for the approved development.	a) Prior to commencement of use or BFP endorsement,

PDA Development Conditions		
No	Condition	Timing
.	b) Implement the refuse collection arrangements submitted under part a) of this condition.	whichever occurs first b) At all times following commencement of use
20.	Contaminated Land Submit to EDQ a copy of a site suitability statement, confirming that the site is suitable for the proposed use, as required under the EP Act. The site suitability statement must be prepared by a suitably qualified person and be certified by an approved auditor in accordance with the EP Act. <i>NOTE: For the purpose of this condition a suitably qualified person is defined in the EP Act.</i> <i>NOTE: A list of approved auditors can be found at the following website:</i> https://www.qld.gov.au/environment/pollution/management/contaminated-land/auditor-engagement.	Prior to commencement of use or BFP endorsement, whichever occurs first
21.	Infrastructure Charges Pay to MEDQ infrastructure charges in accordance with the IFF, indexed to the date of payment Where the application is a MCU, certified and submitted plans detailing the GFA must also be provided at the time of payment. <i>Note: IFF means the Economic Development Queensland Infrastructure Funding Framework as amended or replaced from time to time.</i>	In accordance with the IFF

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 ****