DELIVERING FOR QUEENSLAND | Queensland Government

Economic Development Queensland

Our ref: DEV-2026-SCR-5441

21 October 2026

Walker Maroochydore Developments Pty Limited
Att: Sam Smith
GPO Box 4073
SYDNEY NSW 2001

Email: sam.smith@walkercorp.com.au

Dear Applicant

Changed PDA Decision Notice
Notice given for the purposes of section 99 of the Economic Development Act 2012

Priority Development Area (PDA):	**Maroochydore City Centre**
PDA Development Type:	**Development Permit for RaL for 1 lot into 5 management lots**
Property Location:	**Mundoo Boulevard, Maroochydore**
Property Description:	**Lot 201 on SP345063**

On 21 October 2026, Economic Development Queensland (EDQ) decided to approve **all** of the Amendment Application for the above PDA Development Approval subject to PDA Development Conditions in accordance with the attached Changed Decision Notice.

The Changed 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 Nathan Milios on (07) 3214 9502 or by email at nathan.milios@edq.qld.gov.au.

Yours sincerely

Beatriz Gomez
Director
Established Growth, Development Services
Economic Development Queensland

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

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PDA Decision Notice

Site information		
Name of Priority Development Area (PDA)	Maroochydore City Centre PDA	
Site address	Mundoo Boulevard, Maroochydore	
Lot on plan description	Lot number	Plan description
	Lot 201	SP345063

PDA Development Approval details	
DEV Reference No.	DEV-2026-SCR-5441
Original Approval Details	PDA Development Approval for Development Permit for Reconfiguring of a Lot (Subdivision) – 1 lot into 5 lots
Change to Approval Decision	EDQ has decided to grant **all** of the changes to the PDA Development Approval applied for, **subject to** PDA Development Conditions forming part of this Changed Decision Notice. The approval is for changes to the following: • Updated approved plans to reflect an amended subdivision layout (1 lot into 2 lots)
Original decision date	9 December 2025
Change to Approval decision date	21 October 2026
Currency Period	4 years from the original 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.	Disclosure Plan of Lots 1 & 2 Sheet 1 of 4	250568_001_SFP, DWG MTB, Version 4	Bennett + Bennett	14 May 2025
2.	Disclosure Plan of Lots 1 & 2 Sheet 2 of 4	250568_001_SFP, DWG MTB, Version 2	Bennett + Bennett	14 May 2025
3.	Disclosure Plan of Lots 1 & 2 Sheet 3 of 4	250568_001_SFP, DWG MTB, Version 1	Bennett + Bennett	14 May 2025
4.	Disclosure Plan of Lots 1 & 2 Sheet 4 of 4	250568_001_SFP, DWG MTB, Version 1	Bennett + Bennett	14 May 2025

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.

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

[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.

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: a) the approved plans and documents; and b) any other documentation endorsed via Compliance Assessment as required by these conditions.	Prior to survey plan or BFP endorsement
2.	**Flood Impact Assessment – Compliance Assessment** Submit to EDQ Development Services for Compliance Assessment a detail flood impact assessment, prepared by an RPEQ expert in flood hydraulics, undertaken for the various stages of bulk earthworks and other drainage structures to demonstrate that stormwater/flood conveyance and storage is maintained on and through the site and the development will not result in offsite impacts up to and including the 1% AEP event. The hydraulic study must consider the updated parameters, assumptions and climate change as per the Australian Rainfall and Runoff (AR&R 2019)	Prior to commencement of works
3.	**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) 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;	a) Prior to commencing work

PDA Development Conditions		
No.	**Condition**	**Timing**
	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
4.	**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 – Sediment Management on Construction Sites*. b) Implement the certified ESCP submitted under part a) of this condition.	a) Prior to commencing work b) During construction
5.	**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* and	a) Prior to commencing earthworks

PDA Development Conditions		
No.	**Condition**	**Timing**
	ii) the approved Disclosure Plan of Lots 1 & 2, prepared by Bennett + Bennett, dated 14/05/2025 The certified earthworks plans are to: i) include a geotechnical soils assessment of the site; ii) accord with the Erosion and Sediment Control Plans, as required by condition 4 – Erosion and sediment management; iii) include the location and finished surface levels of any cut and/or fill; 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. 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 survey plan endorsement c) Prior to survey plan endorsement

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 ****