

Our ref: DEV2025/1675

17 November 2025

Sunshine Coast Airport Pty Ltd
C/- RPS AAP Consulting Pty Ltd
Att: Ms Samantha Buchanan
Level 8, 31 Duncan Street
FORTITUDE VALLEY QLD 4006
Email: Samantha.buchanan@rpsconsulting.com

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:	PDA Preliminary Approval for Material Change of Use for Gateway Precinct Master Plan and Development Permit for Reconfiguring a Lot for Amalgamation of lots for the purpose of creating three management lots
Property Location:	Friendship Avenue, Marcoola
Property Description:	Lot 699 on SP296245; Lot 98 on SP176239; Lots 37 and 38 on RP863231; Lots 2 and 3 on SP202100; Lots 5-7 on SP261026 and Lots 4, 8, 13, 14, 15, 16, 21, 22, 28 and 29 on RP113269

On 17 November 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	Friendship Avenue, Marcoola	
Lot on plan description	Lot number	Plan description
	Lot 699	SP296245
	Lot 98	SP176239
	Lots 37 and 38	RP863231
	Lots 2 and 3	SP202100
	Lots 5, 6 and 7	SP261026
	Lots 4, 8, 13, 14, 15, 16, 21, 22, 28 and 29	RP113269
PDA Development Approval details		
DEV Reference No.	DEV2025/1675	
PDA Development Approval Type	<input checked="" type="checkbox"/> Material change of use <ul style="list-style-type: none"> <input checked="" type="checkbox"/> PDA Preliminary Approval <input type="checkbox"/> PDA Development Permit <input checked="" type="checkbox"/> Reconfiguring a lot <ul style="list-style-type: none"> <input type="checkbox"/> PDA Preliminary Approval <input checked="" type="checkbox"/> PDA Development Permit <input type="checkbox"/> Operational work <ul style="list-style-type: none"> <input type="checkbox"/> PDA Preliminary Approval <input type="checkbox"/> PDA Development Permit 	
Approval details	Material Change of Use for Gateway Precinct Master Plan and Reconfiguring a Lot for Amalgamation of lots for the purpose of creating three management lots	
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	17 November 2025	
Currency Period	Preliminary Approval (Material Change of Use) – 10 years from the Decision date; Development Permit (Reconfiguring a Lot) – 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
• Precinct Plan	-	RPS	23 October 2025
• Sunshine Coast Airport Gateway Precinct Masterplan, Flood Impact Assessment	001291, Version 04	BMT	11 November 2025

Other plans and documents

The following plans and documents are referred to in the PDA Development Conditions in this PDA Decision Notice but are not approved plans and documents.

Plan/Document Name	Reference No.	Prepared By	Date
• Sunshine Coast Airport Gateway Precinct Master Plan	Revision 01	RPS	November 2025
• Public Realm Landscape Design Guidelines	230394, Revision 12	Place Design Group	12 May 2025
• Multi-Modal Transport Assessment – Sunshine Coast Airport	620.041841.00001, Rev Final	SLR	30 July 2025
• Sunshine Coast Airport PDA Hydraulics Report	001291, Version 02	BMT	11 November 2025
• Sunshine Coast Airport Gateway Precinct Master Plan Civil Engineering Services Report	3041702111, Revision B	Stantec	31 July 2025
• Sunshine Coast Airport Gateway Precinct Master Plan Stormwater Management Plan	304702111, Revision B	Stantec	4 November 2025
• Sunshine Coast Airport – Traffic Impact Assessment	307887-00, Final Rev 02	Arup	5 November 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 Schedule¹ (as amended from time to time).

- ii) submit to EDQ Development Services a duly completed Compliance Assessment form².
 - iii) submit to EDQ Development Services 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

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.

PDA Development Conditions – Preliminary Approval (MCU)		
No.	Condition	Timing
1	<p>Carry out the Approved Development</p> <p>Future development is to be carried out generally in accordance with the approved Precinct Master Plan.</p> <p><i>Note: Future applications should also have regard to the listed supporting documents</i></p>	As indicated
2	<p>Traffic Impact</p> <p>Submit an updated TIA for compliance assessment, generally in accordance with:</p> <ul style="list-style-type: none"> i) the supporting Sunshine Coast Airport – Traffic Impact Assessment, prepared by ARUP, dated 05 November 2025; and ii) The Department of Transport and Main Roads Guide to Traffic Impact Assessment (GTIA). <p>The updated TIA shall include the following works:</p> <ul style="list-style-type: none"> 1) Road <ul style="list-style-type: none"> a. Signalisation of the David Low Way / Mudjimba Esplanade intersection b. David Low Way / Gateway Precinct intersection c. David Low Way / Airport North intersection d. David Low Way / Gateway Precinct intersection e. Electra Lane / Airport Drive intersection f. Yandina Coolum Road / South Coolum Road / School Road intersection. 2) Public Transport <ul style="list-style-type: none"> a. Prepare a plan showing the location of public passenger transport prioritised over private vehicles; and b. Prepare a plan that demonstrates the design of public transport will create safe and convenient pedestrian access between the airport terminal and future transit station (including metro). 3) Active Transport <ul style="list-style-type: none"> a. Provision of permeable internal and external pedestrian/cyclist pathway/network in accordance with AUSTROADS standards that achieve multi-modal outcomes as updated through Condition 3 of this approval. 	<p>The earlier of:</p> <ul style="list-style-type: none"> i) 9 months of this approval or ii) the lodgement of the first MCU or RaL application.
3	<p>Multi-Modal Transport</p> <p>Submit an updated Multi-Modal Transport Assessment, generally in accordance with the supporting Multi-Modal Transport Assessment – Sunshine Coast Airport, prepared by SLR, dated 30 July 2025. The updated MMTA shall illustrate typical cross-sections, including dimensions. In addition, a plan shall nominate the side of the active transport facilities if the cross-sections are not</p>	<p>The earlier of:</p> <ul style="list-style-type: none"> i) the lodgement of the first MCU application or ii) commencement of any works within

PDA Development Conditions – Preliminary Approval (MCU)		
No.	Condition	Timing
	symmetrical.	the Gateway Precinct.
4	Stormwater Management All future development applications are to include a Site Based Stormwater Management Plan certified by an RPEQ addressing the following: <ul style="list-style-type: none"> i) Stormwater quantity management for both the development and any associated roadworks or civil infrastructure works must not result in worsening or actionable nuisance to upstream or downstream properties, waterways and state-controlled roads ii) Reports are to be prepared in accordance with EDQ Guideline 13 – Engineering Standards iii) The stormwater drainage system including lawful point(s) of discharge must be provided in accordance with the Queensland Urban Drainage Manual and the Australian Rainfall and Runoff including the climate change consideration; and iv) Element(s) of the Water Sensitive Urban Design principle shall be provided to achieve the water quality objectives in accordance with the State Planning Policy 2017. 	As indicated
5	Flooding All flood mitigation works listed in Table 2.1 of the flood study report entitled “Sunshine Coast Airport Gateway Precinct Masterplan Flood Impact Assessment”, Version 04, dated 11 November 2025, prepared by BMT must be completed prior to lodgment of any future applications or commencement of any works whichever occurs earlier on any part of the Gateway Precinct.	As indicated, unless otherwise agreed to in writing by the MEDQ
6	Water and Sewer All future development applications are to include a water and sewerage precinct network plan demonstrating how the proposal will be connected to and serviced by water and sewerage networks in accordance with <i>EDQ Guideline 13 – Engineering Standards - Water and Sewer</i> and the Utility Provider’s requirements <i>Note: Not applicable for OPW for roadworks or earthworks</i>	With all future applications for RaL or MCU
7	Functional Layout Plans Submit Functional Layout Plans with future development applications, including those for Development Permits, including internal and external road and intersection layout(s), certified by a RPEQ, generally in accordance with the Approved Documents.	With all future applications for RaL or MCU
8	Environmental Management Submit to EDQ IS a copy of a site suitability statement confirming that the land on the Environmental Management Register, including land containing Per- and polyfluoroalkyl substances (PFAS) is	Prior to the commencement of use for the first

PDA Development Conditions – Preliminary Approval (MCU)		
No.	Condition	Timing
	<p>removed from the register, or the site is suitable for the proposed uses detailed under the approved Precinct Master Plan.</p> <p>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.</p> <p><i>NOTE: For the purpose of this condition a suitably qualified person is defined in the EP Act.</i></p> <p><i>NOTE: A list of approved auditors can be found at the following website: https://www.qld.gov.au/environment/pollution/management/contaminated-land/auditor-engagement.</i></p>	applicable MCU

PDA Development Conditions – Reconfiguring a Lot		
No.	Condition	Timing
9	<p>Carry out the Approved Development</p> <p>Carry out the approved development generally in accordance with:</p> <p>(a) The approved plans and documents</p>	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 ****