



Our ref: 260108

10 July 2026

The Minister for Economic Development Queensland
Economic Development Queensland
GPO Box 2202
Brisbane QLD 4001

Attention: Development Assessment
Via: online portal

To the assessment manager,

RE: PDA Development Permit for Material Change of Use to establish mixed use development for Multiple Dwelling and Shop
Cnr Sunshine Coast Pde & First Ave, MAROOCHYDORE
Lot 30 on SP305312

On behalf of the applicant, Walker 51 First Avenue Pty Ltd, and in accordance with **section 82** of the *Economic Development Act 2012*, please find enclosed a 'properly made' development application for **Material Change of Use to establish Multiple Dwelling and Shop** on the abovementioned site.

Please find enclosed the following in support of the application:

- One (1) copy of ADAMS + SPARKES Town Planning Report, including supporting information; and
- Signed Landowner's Consent Form

Payment of the applicable fee under the 2026/27 Schedule of Fees and Charges will be paid upon receiving confirmation from EDQ.

We trust that this is the information you require to process the application, however, should you have any questions in relation to this matter please do not hesitate to contact me direct.

Yours faithfully,

ADAMS + SPARKES
TOWN PLANNING

A handwritten signature in black ink, appearing to read 'C. Adams', written over a light blue horizontal line.

Cameron Adams
MANAGING DIRECTOR