

Our ref: 420130

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Date: 31 August 2026

Economic Development Queensland
Department of State Development, Infrastructure and Planning
1 William Street
BRISBANE QLD 4000

Dear Sir/Madam,

Airport North Precinct Master Plan Sunshine Coast Airport Priority Development Area

On behalf of Sunshine Coast Airport Pty Ltd, we write to lodge a development application pursuant to Section 82 of the *Economic Development Act 2012*. The application is for the Airport Precinct Master Plan under the Sunshine Coast Airport Priority Development Area (PDA).

Specifically, the application seeking:

- **Preliminary Approval** for a **Material Change of Use** for the Airport North Precinct Master Plan, and
- **Development Permit** for a **Reconfiguration of a Lot** involving 1 Lot into 2 being 1 Management Lot and 1 Balance Lot.

In accordance with Table 2 in Section 2.7 of the Development Scheme, the proposed development is PDA assessable development, categorised as permissible development.

The Development Application is made over the following land, under the ownership of Sunshine Coast Council. Landowner consent has been granted and accompanies this application.

Real Property Description	Site Address	Landowner
Lot 699 SP296245	11 Friendship Avenue, Marcoola	Sunshine Coast Council

Application Material

In support of this application, we include the following:

- Landowner Consent, MEDQ Application Form
- Town Planning Report
- Appendix A Property Searches
- Appendix B Airport North Precinct Master Plan
- Appendix C Airport North Precinct Master Plan Report
- Appendix D Reconfiguration of a Lot Plan
- Appendix E Market and Land Use Assessment
- Appendix F Flood Impact Assessment (*to be lodged separately*)
- Appendix G Stormwater Management Plan
- Appendix H Traffic Impact Assessment (*to be lodged separately*)

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- Appendix I Multi-modal Transport Assessment
- Appendix J Scenic Amenity Analysis
- Appendix K Landscape Management Plan
- Appendix L Environmental Assessment Report
- Appendix M Civil Engineering Services Report
- Appendix N Acoustic Assessment
- Appendix O Lighting Management Plan
- Appendix P Electrical Engineering Services
- Appendix Q Acid Sulfate Soils Management Plan

Application Fees

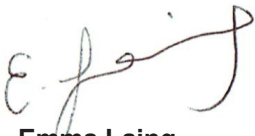
Email correspondence with Economic Development Queensland confirmed the application fee was calculated at \$62,383, for a site area of 20.162ha and subject to confirmation upon application lodgement.

The fee was calculated based on the Development Permit for Reconfiguration of a Lot (1 into 2), and the Preliminary Approval for a Precinct Master Plan.

It is acknowledged that the whole of precinct area is 33.8ha, due to the inclusion of the western drain (13ha). RPS requests EDQs consideration for the fee of \$62,383 to apply.

We look forward to working with EDQ on the progression of this development application. In the meantime, if you have any queries, please contact the writer (contact details below) or Jeanine Stone on 0436 958 139.

Yours sincerely,
for RPS AAP Consulting Pty Ltd



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cc: Sunshine Coast Airport Pty Ltd – David Else, Rob Blake