

Our ref: DEV-2026-SCA-5308

8 October 2026

Sunshine Coast Airport Pty Ltd
C/- Project Urban Pty Ltd
PO Box 6380
Maroochydore QLD 4558

Email: glen.wright@projecturban.com.au; info@projecturban.com.au

Dear Applicant

Information Request and Public Notice of development application
Notice given under section 83(1) of the Economic Development Act 2012

Priority Development Area (PDA):	Sunshine Coast Airport
PDA Development Type:	Development Permit for ROL (Subdivision by Lease of 11 lots and Private Road)
Property Location:	50 Airport Drive, Marcoola
Property Description:	Lot 699 on SP296245; Lot 4, 8, 13, 14, 15, 16, 21, 22, 28 & 29 on RP113269; Lot 37 & 38 on RP863231; Lot 2 & 3 on SP202100; Lot 5, 6 and 7 on SP261026

An initial review of the above PDA Development Application has been undertaken and the following additional information is required;

1. Flooding and Stormwater

- a. Submit an updated Flood Impact Assessment signed by an RPEQ to reflect the current flood mitigation strategy. The flood report is to also confirm that the proposed lot levels will achieve suitable flood immunity levels.

Note: The delivery of the permanent flood mitigation measures as part of the Gateway Precinct is to be consistent with the Flood Impact Assessment for the optimised and realigned eastern perimeter drain to the west of the Airport North Precinct.

- b. Demonstrate that compliance with Condition 5 - Flooding of the DEV2025/1675 Gateway Precinct preliminary approval has been achieved.
- c. Submit a Stormwater Management Plan to demonstrate how stormwater quantity and quality is managed through the site, demonstrating:
 - i. Pre-development and post-development stormwater quality and quantity outcomes are suitably considered.

- ii. Severe storm events are considered and suitably managed (refer to The SCC Flooding and Stormwater Management Guidelines if / as required).

Note: The Flood Investigation & Concept Stormwater Management Plan prepared by egis listed as a supporting document in the town planning report was not provided to EDQ at lodgment of the application.

2. Traffic

- a. Provide a traffic report that is RPEQ certified and confirms:
 - i. That the works along David Low Way including intersection and widening will provide for safe and efficient access to the site for the required design vehicles, whilst maintaining the function of David Low Way as a State Road corridor.
 - ii. A safety assessment for the interaction between cyclists using the on-road cycle lanes along the David Low frontage, and buses manoeuvring into and out of the bus zone.
 - iii. Swept path plans to demonstrate design vehicle manoeuvring through the internal road network and access to the proposed lots can be achieved. Ensure internal road cross sections provide for safe manoeuvring.

3. Water and Sewer

- a. Submit a water and sewer precinct network plan demonstrating how the proposal will be connected to and serviced by water and sewerage networks in accordance with condition 6 of the DEV2025/1675 Gateway Precinct preliminary approval.

4. Environmental Assessment

- a. Provide an environmental assessment that identifies and assesses the cumulative hydrological impacts to water sensitive environments, including the national park and existing offset areas established in accordance with the agreed offset requirements, and demonstrates that the proposed development will not result in unacceptable adverse impacts on the hydrological function, ecological values or long-term viability of those areas.

Note: Assessment of the Traffic Impact Assessment submitted on 2 October 2026 is ongoing.

The due date for providing the requested information is 8 April 2027. The PDA Development Application will lapse if a response to this information request is not received by this date, in accordance with section 83A of the *Economic Development Act 2012* (Act).

Public Notice of Application

This application **is not** required to be publicly notified in accordance with section 84 of the Act.

If you require any further information, please contact Tiana Hill on 3452 7518 or by email at tiana.hill@edq.qld.gov.au.

Yours sincerely



Beatriz Gomez

**Director
Development Services
Economic Development Queensland**