

30 March 2023

Melva Hobson
President
OSCAR
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Email: mail@oscar.org.au

Dear Melva

Re: Sunshine Coast Airport

Thank you for your letter dated 26 March 2023 addressed to Council's CEO, Ms Emma Thomas, raising matters related to the declaration of the Sunshine Coast Airport as a Priority Development Area (PDA) and matters related to the proposed Turbine project. Due to the operational nature of your enquiry, Council's CEO has asked me to respond to you on her behalf.

As you mentioned in your letter, Council is seeking a declaration from the State Government for the Sunshine Coast Airport to become a PDA under the *Economic Development Act 2012*. This means that Economic Development Queensland (EDQ) will assume the planning and development assessment responsibilities from Sunshine Coast Council for this area.

A decision regarding the declaration of the Sunshine Coast Airport as a PDA remains with EDQ and the Minister responsible for the *Economic Development Act 2012*. Since Council's resolution of 8 November 2021 supporting the PDA declaration, Council has been working with the Sunshine Coast Airport and EDQ to investigate matters of strategic significance and relevance to the proposed PDA.

Until such time as the PDA is declared, Council will continue to assess and decide relevant planning and development matters in accordance with the *Planning Act 2016* and the *Sunshine Coast Planning Scheme 2014*. Under the *Sunshine Coast Planning Scheme 2014*, the airport land use activities are consistent uses for the Community Facility zone and the applicable Tables of Assessment.

In the event a PDA is declared, an Interim Land Use Plan (ILUP) will be established as the regulatory document governing the use and occupation of the site. This will remain in place until the preparation and adoption of a Development Scheme, which will be subject to community consultation in accordance with the *Economic Development Act 2012*.

As you have highlighted, the Sunshine Coast Airport has recently submitted an application for Operational Works (OPW23/0088). This application remains under assessment by Council.

While Council has held preliminary discussions with the Sunshine Coast Airport on the proposed Turbine project, details such as the siting of the complex, ingress and egress, parking requirements, GFA, and specific components (such as a commercial kitchen) remains subject to further work by FAN and the Sunshine Coast Airport prior to the submission of a development application, which is anticipated to occur post-declaration as a PDA.

The Sunshine Coast Airport Master Plan 2040 is a contractual document prepared in accordance with the Sunshine Coast Airport Framework Agreement (SCAFA) between Council and the Sunshine Coast Airport. While the Master Plan 2040 provides an indication of the Sunshine Coast Airport's long-term planning for the site, the *Sunshine Coast Planning Scheme 2014* remains the statutory document for the purposes of assessing development applications over the site.

Matters such as works to David Low Way will be a consideration for the Department of Transport and Main Roads (DTMR) as the road is a State-controlled asset. While Council has participated in discussions with the Sunshine Coast Airport and DTMR, no applications or decisions have been made regarding changes to access along David Low Way. This is anticipated to be a matter for DTMR post declaration of the PDA.

I trust the above information assists to address your queries, and please don't hesitate to contact Phillip Roth on 07 5420 7474 or Phillip.Roth@sunshinecoast.qld.gov.au if you have any further questions about the Sunshine Coast Airport and proposed PDA declaration.

Regards



Debra Robinson
Group Executive
Customer and Planning Services

cc. Ms Emma Thomas, Chief Executive Officer, Sunshine Coast Council
Mr Craig Matheson, Group Executive, Civic Governance, Sunshine Coast Council
Ms Nichola Jarvis, Acting Program Director, Urban Growth Projects, Sunshine Coast Council