SUNSHINE COAST AIRPORT PRIORITY DEVELOPMENT AREA

The Sunshine Coast Airport Priority Development Area (PDA) was declared on 28 July 2023.

The PDA supports the growth and expansion of Sunshine Coast Airport as a key domestic and international gateway to the region.

It is proposed that the development scheme build on the objectives of ShapingSEQ 2023 and facilitate development in the PDA that will:

- Promote an innovative, world-class airport
- Unlock economic diversity through future development
- Conserve natural assets through sustainable design.

The Development Scheme establishes the future development outcomes sought for PDA and the Sunshine Coast Airport.

Development of the Airport will be delivered incrementally over the coming years.

Development in the PDA supports the growth and expansion of Sunshine Coast Airport as a modern, sustainable and competitive world-class airport.

The proposed Development Scheme facilitates development that support the airport as an economic enabler for the Sunshine Coast, promotes economic vitality and deliver community benefit.

NEXT 5 YEARS

- Precinct planning and public notification for Precinct 2: Gateway and Precinct 5: Airport North
- Terminal expansion
- Car parking expansion and upgrades
- Precinct 3: Aerospace expansion including new hangars
- Infrastructure enabling works
- Implementation of renewable energy infrastructure

5 - 10 YEARS

- Ongoing infrastructure enabling works
- Staged development opportunities in accordance with approved precinct plans

10-20 YEARS ONWARDS

- Next phase of terminal expansion to accommodate passenger growth
- Airside aviation related infrastructure upgrades
- Staged development opportunities in accordance with approved precinct plans



SUNSHINE COAST AIRPORT PRIORITY DEVELOPMENT AREA



Promoting an innovative, world-class airport

The Sunshine Coast Airport serves as a gateway to the Sunshine Coast and the wider region, providing critical aviation infrastructure. The proposed development scheme supports the creation of a modern, competitive airport.

KEY DEVELOPMENT SCHEME OUTCOMES AND IMPLEMENTATION ACTIONS INCLUDE:

- providing for uses and activities which are compatible with Sunshine Coast Airport as a key domestic and international airport
- recognition of the airport's role as an economic, freight and logistics hub
- enhancing the economic opportunities that are available in proximity to the airport
- continuing the safe operation and maintenance of existing infrastructure networks and airport operations
- identifying opportunities to consolidate general aviation activities further away from residential areas.



Unlocking economic diversity through future development

Providing diversity in land uses supports the ongoing growth of the Region and serves to provide additional economic and employment opportunities to the wider community.

KEY DEVELOPMENT SCHEME OUTCOMES AND IMPLEMENTATION ACTIONS INCLUDE:

- delivering complementary business, retail and employment opportunities that promote the region, attract investment and support tourism
- supporting an expanded range of uses with the opportunity to be co-located and contribute to an integrated land use outcome
- being of a scale and intensity that does not compromise the Sunshine Coast Centres Hierarchy and supports a modern competitive airport
- managing the potential for adjacent land use conflict with existing and future development
- allowing for safe and efficient access through and around the PDA including, active and public transport.



Conserving natural assets through sustainable design

Reducing environmental impacts and protecting the habitat requirements of threatened species is embedded throughout the proposed development scheme.

KEY DEVELOPMENT SCHEME OUTCOMES AND IMPLEMENTATION ACTIONS INCLUDE:

- protecting significant natural and cultural heritage assets in and adjoining the PDA by limiting adverse impacts on these areas
- protecting human health and the environment by managing contamination and acid sulfate soils
- mitigating impacts of flood and storm tide inundation, including predicted effects of climate change to people, property and the environment
- delivering high-quality built form and urban design outcomes that are an exemplar of sustainable and innovative development.

PRECINCT 1: AVIATION

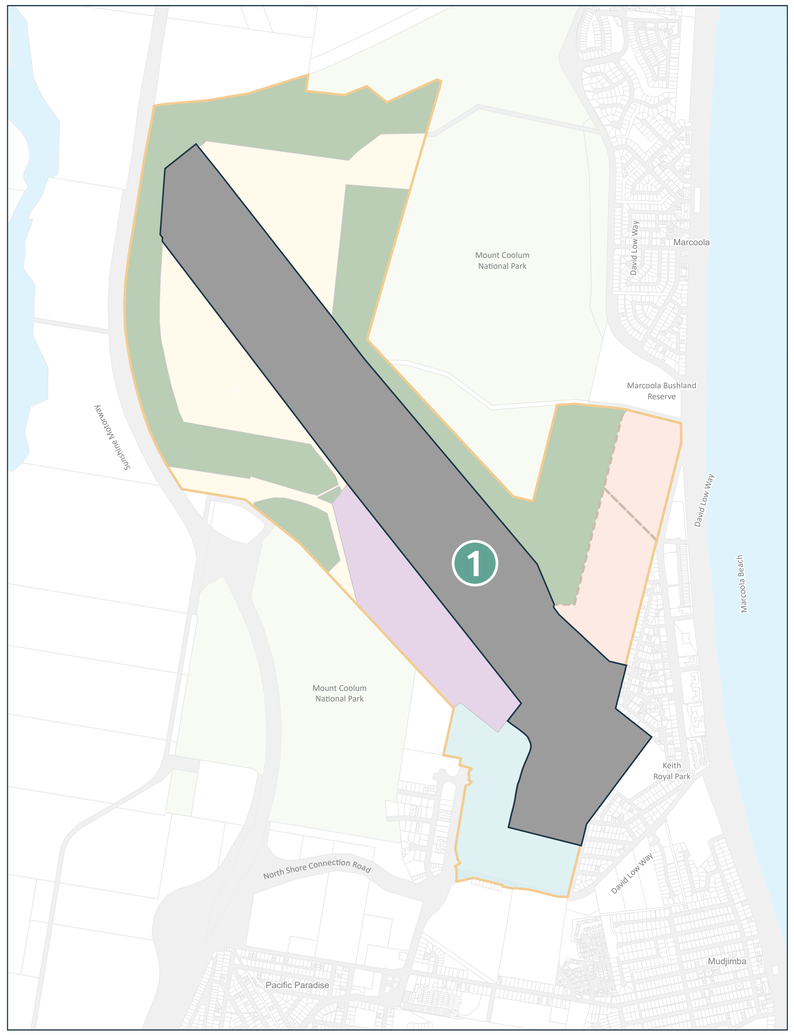
Precinct 1 provides the modal interchange point between air and ground-based travel and includes all aviation operational areas of the Sunshine Coast Airport, including airside activities, runways and infrastructure. This precinct includes land necessary for the long term safeguarding and efficient operations of all airport aviation related activities.

The proposed development scheme does not regulate airport operations, for example flight paths, hours of operation.

A 40m wide buffer zone is provided to reduce potential impacts to surrounding uses.

PREFERRED USES PRECINCT 1

- Air operations
- Air traffic control
- Aviation emergency services
- Air service
- Aviation facilities.





PRECINCT 2: GATEWAY

Precinct 2 serves as a gateway to the airport and to the Sunshine Coast region and includes critical supporting aviation infrastructure.

The terminal building plays a crucial role in creating a sense of arrival to the Sunshine Coast region. The terminal includes a range of supporting retail, commercial and food and drink outlets to cater for the needs of workers, passengers, and visitors, which collectively contribute to the viability of the on-going airport operations. The terminal expansion supports the growing number of passengers accessing the airport.

The precinct provides the opportunity to create a mixed-use hub comprising of commercial and retail uses, and short-term accommodation that support the function of the airport and providing amenities for workers, passengers and visitors.

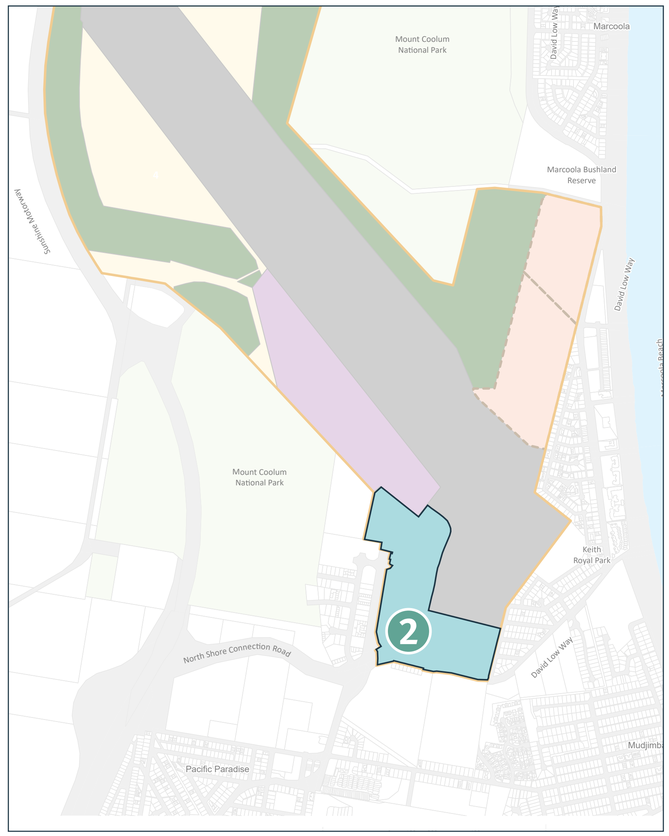
The remainder of the precinct area provides for compatible employment generating, industrial and commercial activities to capitalise on its proximity to the airport terminal, the interface with David Low Way and airport operations.

PREFERRED USES PRECINCT 2

- Air service
- Aviation facilities

As well as the following uses where they support the function of the airport and needs of airport users:

- short-term accommodation
- a range of retail and commercial uses, including food and drink outlet, limited-line supermarket, bar, shop, office, health care services, hotel, indoor sport and recreation, day care facility
- industrial uses including low-impact industry, research and technology industry, service industry, warehouse
- showroom and
- service station.





PRECINCT 3: AEROSPACE

Precinct 3 accommodates general aviation business activities to support the Sunshine Coast's private and non-commercial air transport which includes hangars and buildings for aviation-based businesses.

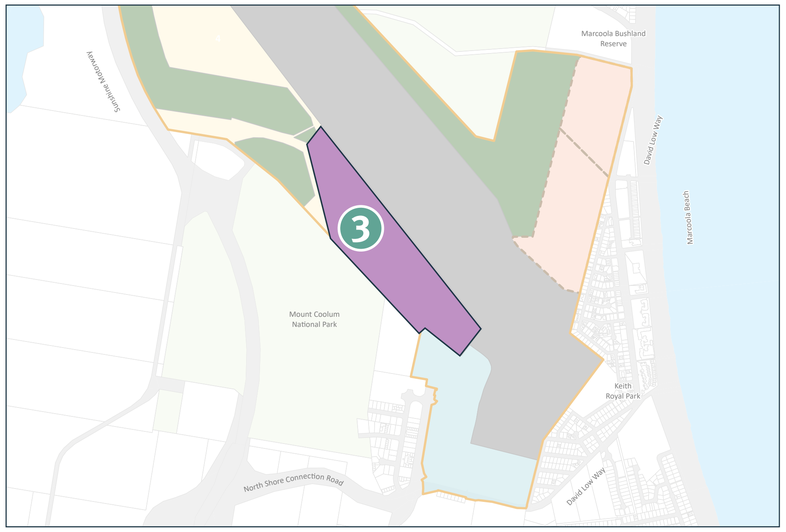
This precinct also provides for opportunities to grow the aerospace industry and innovation in training, maintenance and new aviation technologies.

PREFERRED USES PRECINCT 3

- Air service
- Aviation facilities

As well as the following uses where associated with or ancillary to Air Service (general aviation):

- Office
- Transport depot and
- Warehouse.



PRECINCT 4: AIRPORT WEST

Precinct 4 includes areas of land which are generally low lying and adjacent to areas of environmental conservation.

The precinct is an important buffer to critical airport infrastructure as well as offering an opportunity for compatible development such as a renewable energy facility.

PREFERRED USES PRECINCT 3

There are limited development opportunities in this precinct





PRECINCT 5: AIRPORT NORTH

This precinct provides for a diverse mix of land uses compatible with wider airport operations capitalising on its proximity to surrounding residential and tourist areas. It provides a level of economic activity and diversification to serve passengers and visitors, in addition to creating greater employment opportunities which are compatible with the wider community.

The precinct may include short-term accommodation activities that support the airport, boost tourism and provide economic benefit to the region.

Further planning work to create an Airport North Precinct Plan is required prior to development occurring, which will be subject to future public notification.

Sub- Precinct 5a provides opportunities for employment generating activities which capitalise on its association with the airport.

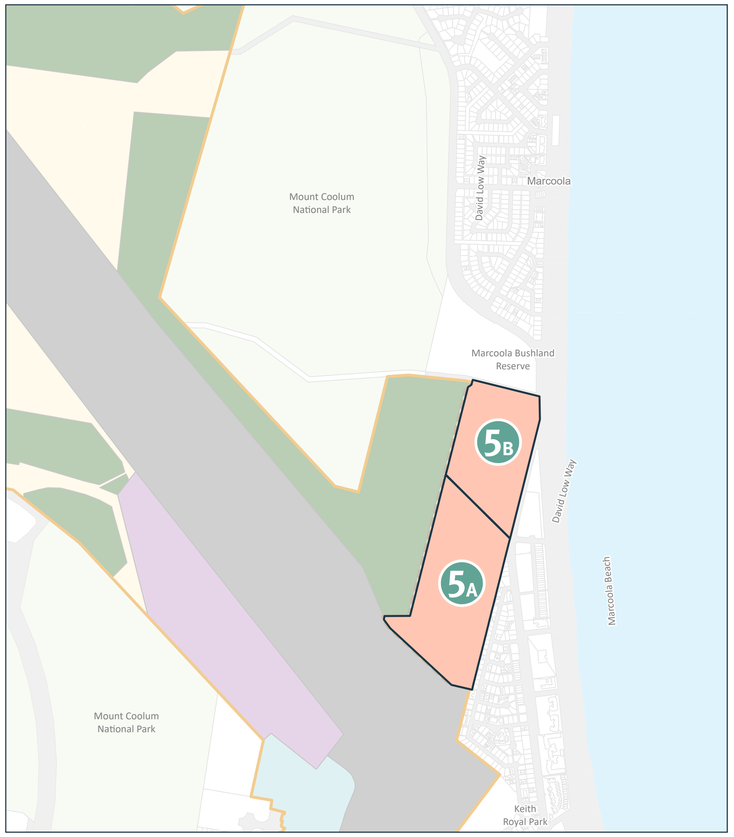
Sub-Precinct 5b provides opportunities for short-term/tourist accommodation uses that leverage the precinct's high-amenity location opposite Marcoola Beach and its proximity to the airport, providing an opportunity to integrate with and enhance the Marcoola village.

PREFERRED USES PRECINCT 5A

- low-impact industry
- research and technology industry
- service industry
- office
- indoor sport and recreation
- tourist activity
- warehouse and
- showroom.

PREFERRED USES PRECINCT 5B

- short-term accommodation
- food and drink outlet
- shop and
- office.





PRECINCT 6: ENVIRONMENTAL CONSERVATION

Precinct 6 includes over 120 hectares of environmental conservation areas that are of environmental significance and have associated conservation, biodiversity, habitat and scenic amenity values.

Precinct 6 provides for the protection of Aboriginal cultural heritage and environmental significance areas. This includes areas identified for environmental offsets. The precinct provides opportunities for habitat improvement and connections to external corridors that allow wildlife to move between the airport site and other local bushland areas.

Through a targeted environmental enhancement programme, the precinct will contribute to the commitment to link two segmented areas of the Mount Coolum National Park. Revegetation works are ongoing in this precinct to enhance the biodiversity and conservation value of the area.

PREFERRED USES PRECINCT 6

There are limited development opportunities in this precinct.





KEY CONSIDERATIONS IN THE PROPOSED DEVELOPMENT SCHEME

Flood management

- Development within the PDA will not increase flooding in urban areas.
- Existing drainage channels will be maintained and enhanced to ensure effective drainage is achieved for development and the local community.
- Further detailed hydraulic assessments and refinements will be undertaken as part of the precinct planning.

Traffic and transport

- New key access points will connect the PDA to David Low Way.
- Traffic impacts from development will be mitigated to maintain an effective and efficient road network.
- Further detailed traffic and transport assessments will be undertaken prior to any significant development within the PDA.

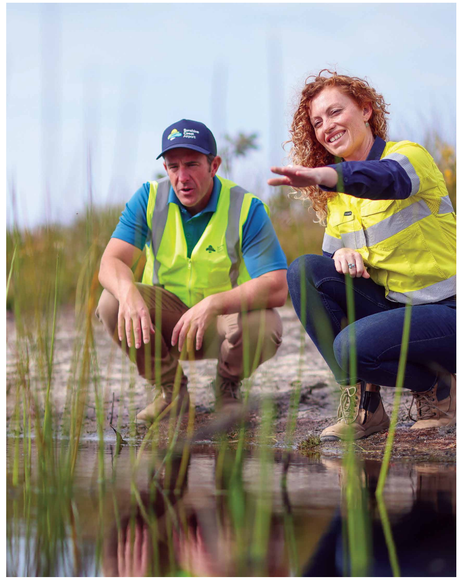
Precinct master planning

Detailed master planning is required for Precinct 2: Gateway Precinct and Precinct 5: Airport North Precinct. This will involve:

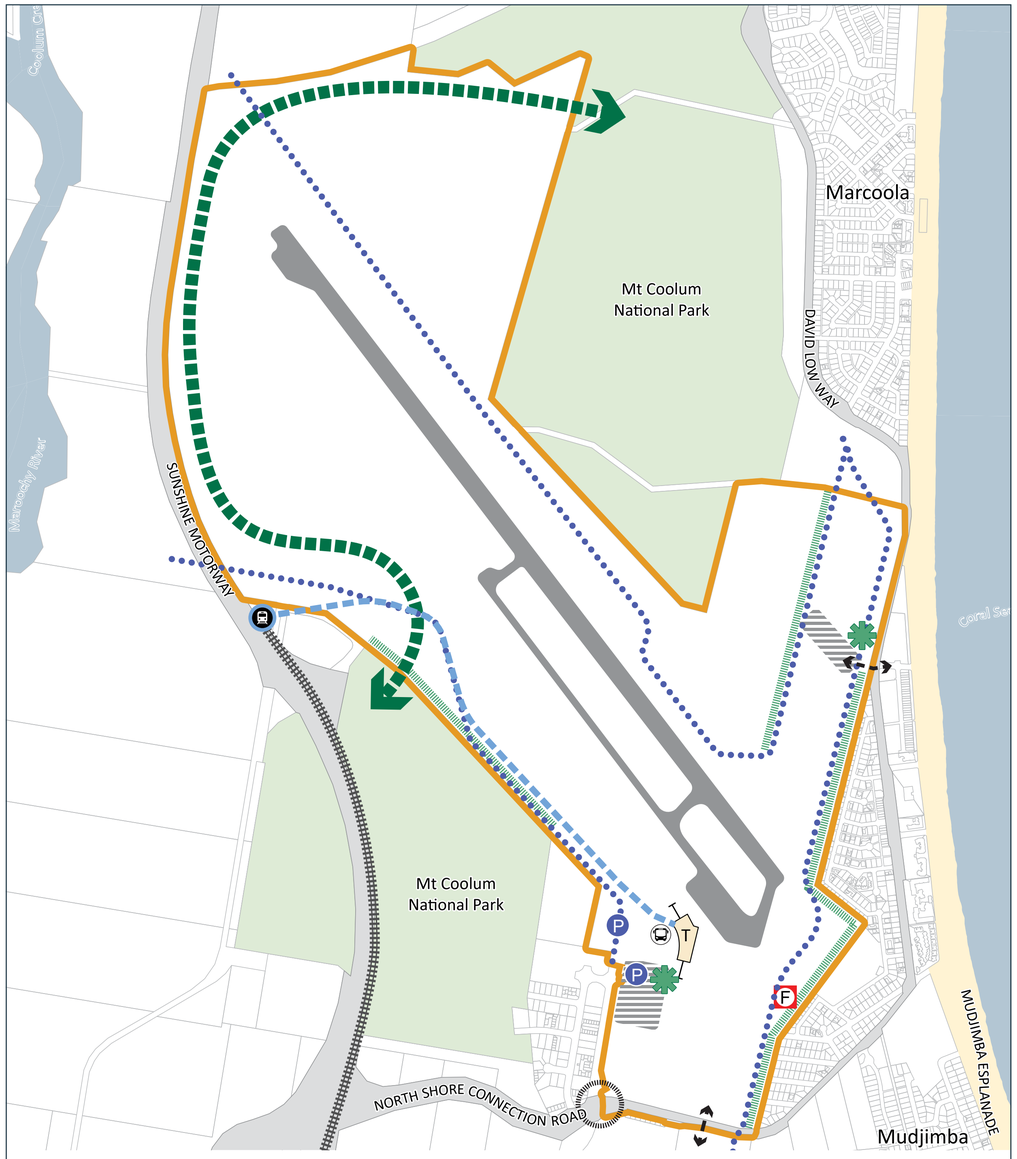
- Structure planning including street layout and land use arrangements
- Setting building and design parameters (such as building height, setback requirements, etc)
- Further detailed hydraulic assessments and refinement of mitigation measures where required
- Further detailed traffic and transport assessments.

Master planning will be required before any significant development occurs and will be subject to public notification.











HAVE YOUR SAY

ECONOMIC DEVELOPMENT QUEENSLAND IS SEEKING YOUR FEEDBACK ON THE PROPOSED SUNSHINE COAST AIRPORT DEVELOPMENT SCHEME

Make a submission before 8 August 2024

SCAN THE QR CODE TO HAVE YOUR SAY

28 JULY 2023
Sunshine Coast Airport PDA Declared

28 JULY 2023 ONWARD
Interim Land Use Plan in effect

JUNE 2024 – AUGUST 2024
Public notification of the proposed Development Scheme

AUGUST – SEPTEMBER 2024
Review of public submissions and finalisation of the Development scheme



Economic Development Queensland
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