DELIVERING FOR QUEENSLAND | Queensland Government

Economic Development Queensland

Caloundra Aerodrome Priority Development Area

Interim Land Use Plan

November 2026

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1.0 Preliminary

1.1 Economic Development Act

The *Economic Development Act 2012* (the ED Act)[1] establishes the Minister for Economic Development Queensland (MEDQ) as a corporation sole to exercise the powers and functions of the ED Act.

The main purpose of the ED Act [2] is to facilitate economic development and development for community purposes. The ED Act [3] seeks to achieve this by establishing the MEDQ and providing for a streamlined planning and development framework for parts of the State declared as priority development areas.

1.2 Priority Development Area Description

The Caloundra Aerodrome PDA (PDA) was declared by regulation[4] on 6 November 2026.

The PDA, identified in Map 1, covers approximately 117 hectares of land in Caloundra West in the Sunshine Coast Regional Council Local Government area. The site includes two sealed runways and the Queensland Air Museum.

The Caloundra Aerodrome is located approximately 3 kilometres south-west of the Caloundra town centre. The surrounding area comprises industrial land to the north, residential development within the Caloundra South PDA to the west, and ecological reserve land adjoining the southern boundary.

The PDA is predominantly used for flight training and maintenance for both light fixed wing aircraft and helicopters. The land also includes aviation related businesses in the areas to the north-east of the runways.

1.3 Application of the Interim Land Use Plan

The Caloundra Aerodrome PDA Interim Land Use Plan (ILUP) applies to land in the PDA boundary identified on Map 1.

The ILUP took effect on commencement of the declaration regulation for the Caloundra Aerodrome PDA and will expire in accordance with Section 40AB of the ED Act.

1.4 Infrastructure Requirements

Infrastructure charges will be based on the EDQ's Infrastructure Funding Framework in force at the time a PDA development application is approved unless an infrastructure agreement is entered into between the applicant and the MEDQ or other parties and service providers.

Infrastructure determined by EDQ to be trunk and delivered as part of the development may be eligible for an offset against the infrastructure charges.

1.5 Components of the ILUP

This ILUP consists of the following components:

1. Caloundra Aerodrome PDA Vision (section 2)
2. Development assessment procedures (section 3)
3. PDA Development requirements (section 4)
4. Schedules (section 5).

[1] See section 8 of the ED Act
[2] See section 3 of the ED Act
[3] See section 4 of the ED Act
[4] See section 37 of the ED Act

The Vision establishes the overall outcomes to be achieved in the PDA that:

1. seek to achieve the purpose of the ED Act for the PDA, and
2. provide the basis for the PDA development requirements.

The development assessment procedures outline matters relating to the interpretation and operation of the ILUP.

The PDA development requirements apply to all PDA Assessable Development and incorporate:

1. PDA-wide criteria, and
2. precinct provisions.

Schedule 1 identifies PDA Accepted Development.

Schedule 2 defines terms used in the ILUP.

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2.0 Vision

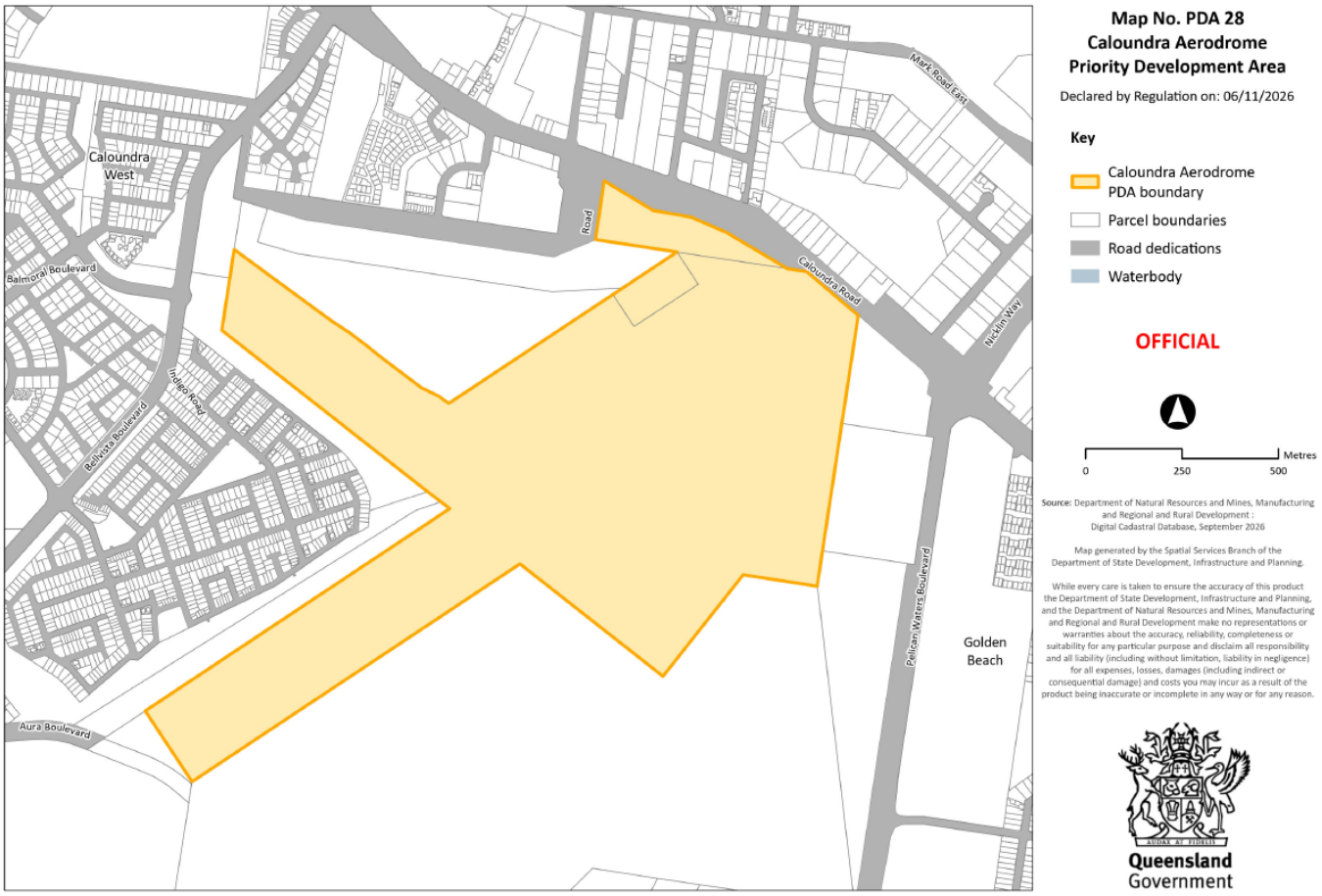
The Caloundra Aerodrome PDA will be a regionally significant aerospace, aviation and advanced manufacturing precinct that supports innovation, enterprise and high-value employment.

The PDA will expand Queensland's sovereign defence capability through advanced aerospace engineering and manufacturing, research and development, aviation-related enterprise, education and training, secure more local jobs and enhance the state's supply chain capacity.

The Queensland Air Museum will remain an important part of the precinct, safeguarding aviation heritage while contributing to education, tourism and community benefit.

Development will safeguard the planning, delivery and operation of the Dedicated Public Transport Corridor along the eastern side of Caloundra Aerodrome, supporting the precinct's long-term accessibility and integration.

Map 1: Regulation map



3.0 Development Assessment Procedures

3.1 Categories of development

All development in the PDA is PDA Assessable Development[5] unless specified as PDA Accepted Development in Schedule 1.

3.2 Development consistent with the ILUP

PDA Assessable Development is consistent with the ILUP if it is consistent with the relevant PDA Development Requirements set out in section 4 and any relevant Schedules.

Development that is inconsistent with the relevant PDA Development Requirements may be consistent with the ILUP if:

1. the development is an interim use that due to its nature, scale, form or intensity does not conflict with the vision, or
2. the development supports the achievement of the PDA Vision (section 2) and there are sufficient grounds, in the opinion of the MEDQ, to justify the approval of the development despite an inconsistency with the relevant PDA Development Requirements.

In this section 'grounds' means matters of public interest, which include the matters specified as the main purposes of the ED Act. 'Grounds' does not include the personal circumstances of an applicant, owner or interested third party.

3.3 Development inconsistent with the ILUP

Development that is inconsistent with the ILUP cannot be granted a PDA development approval[6].

3.4 Plans of Development

A Plan of Development (PoD) may be lodged and approved with a PDA development application. A PoD:

1. may establish criteria for future development within the area to which it applies,
2. may include concept designs and deal with the sequencing of development, and
3. cannot apply to land that is not the subject of the PDA development application.

Categories of Development (section 3.1) and Schedule 1 (PDA Accepted Development) make development carried out in accordance with an approved PoD PDA accepted development.

Development that is not carried out in accordance with an approved PoD remains PDA Assessable Development and requires PDA development approval, unless another provision of this ILUP applies.

The approval of a PoD does not prevent the making of a development application for development that is not in accordance with the PoD.

Where a subsequent PDA development approval is inconsistent with an approved PoD, or would render the PoD inoperable, the PoD may require amendment to ensure it remains compatible with approved development.

3.5 Notice of applications

A PDA development application will require public notice if in the opinion of the MEDQ, the development:

1. may have adverse impacts on the amenity or development potential of adjoining land under separate ownership, or
2. is for a use or of a size or nature which warrants public notification[7], or
3. compromises the implementation of the ILUP.

[5] A PDA development permit is required to carry out PDA assessable development in accordance with Section 94(2) of the ED Act.
[6] See section 86 of the ED Act.
[7] Applications will be subject to public notice.

3.6 State Interests

Relevant matters of state interest have been considered in the preparation of the ILUP and will be considered further as part of the assessment of a PDA development application[8].

3.7 Relationship with other legislation

In addition to assessment against this ILUP, development may require assessment against other Commonwealth or State legislation, for example the *Environmental Protection and Biodiversity Conservation Act 1999*, the *Transport Infrastructure Act 1994*, *Environmental Protection Act 1994*, *Nature Conservation Act 1992*, *Plumbing and Drainage Act 2018*, *Building Act 1975* and the *Planning Act 2016* (Planning Act).

Relevant local laws made under the *Local Government Act 2009* apply in the PDA to the extent they are not replaced by a by-law made under the ED Act.

3.8 PDA development requirements

The PDA development requirements apply to all PDA assessable development and incorporate:

1. PDA-wide criteria, and
2. precinct provisions.

3.9 Relevant development requirements and relationship with Sunshine Coast Planning Scheme 2014

Schedule 6 of the *Planning Regulation 2017* (Planning Regulation) prohibits the Sunshine Coast Council Planning Scheme 2014 (the Planning Scheme) from making PDA-related development assessable under the Planning Act.

Under section 71 of the ED Act, if there is a conflict between the ILUP and a planning instrument or assessment benchmarks prescribed by regulation under the Planning Act or another Act, the ILUP prevails to the extent of any inconsistency[9].

3.10 Interim uses

An interim use is a land use that, because of its nature, scale, form or intensity, is not an appropriate long-term use of the land but may be appropriate for a short or medium-term period as the PDA develops.

A PDA development application for an interim use must demonstrate that the use will not prejudice or delay:

1. an appropriate long-term use,
2. an appropriate intensity of development, or
3. the vision for the PDA from realisation.

Relevant PDA development requirements also apply to PDA assessable development that is an interim use.

MEDQ may impose a PDA development condition that limits the duration of an interim use. Information to support a PDA development application for an interim use may include:

1. a suitability assessment, and
2. plans showing how the development could transition from the proposed interim use to an appropriate long-term use.

3.11 PDA-associated development

Development external to the PDA boundary is PDA-associated development. Pursuant to section 84(1)(c). of the ED Act, notice may be required for any application for PDA-associated development.

[8] For further advice refer to the State Planning Policy (SPP) and State Development Assessment Provisions (SDAP) and EDQ Practice note 14: State interests in development assessment in priority development areas.
[9] Section 71 of the ED Act.

4.0 PDA Development Requirements

Development:

a. maintains the authorised emergency access point to Caloundra Road,
b. provides safe and efficient internal access to, and circulation within, the Aerodrome,
c. retains a 20m wide vegetated buffer within the Aerodrome property adjoining Caloundra Road.
d. protects the adjoining Dedicated Public Transport Corridor, the proposed Caloundra Transit Station and opportunities for future transit-oriented development,
e. ensures building height, scale and form maintain the safety of aerodrome operations by complying with the Obstacle Limitation Surface and relevant provisions of the Queensland State Planning Policy,
f. provides access, parking, loading and servicing arrangements appropriate to the function and intensity of development,
g. ensures the use, storage and disposal of hazardous materials, hazardous chemicals, dangerous goods and flammable or combustible substances do not create a public health or safety hazard, environmental harm or nuisance,
h. mitigates flood risk to life, property, critical infrastructure and the environment to an acceptable or tolerable level, having regard to flood hazard and behaviour, the vulnerability of land uses and the consequences of failure,
i. provides safe, reliable and timely evacuation and emergency-service access during flood events or appropriately plans for isolation where evacuation is constrained,
j. avoids or mitigates adverse impacts on community safety, public health, residential amenity and the natural environment from emissions, pollutants and aerodrome or aviation activities,
k. manages dust, odour and light emissions so they do not adversely affect aerodrome operations or aviation safety,
l. on land affected by, or potentially affected by, acid sulfate soils, assesses and manages risks to human health, infrastructure and the environment by avoiding disturbance where practicable and, where disturbance cannot be avoided, applying appropriate investigation, design and management measures.
m. ensures land and groundwater are suitable for the intended use, protects sensitive uses from previous hazardous activities and prevents contamination from spreading beyond its existing extent, and
n. manages stormwater and surface water by discharging to a lawful point, protecting water quality and receiving environments, and avoiding increased flooding, nuisance flows or drainage impacts on surrounding land and infrastructure.

5.0 Schedules

5.1 Schedule 1 – PDA accepted development

Building work
Minor building work.
Building work for demolishing of a building or other structure,
Building work associated with an approved or accepted material change of use.
Reconfiguring a lot
Reconfiguring a lot for road access, road widening and truncations, access to stormwater drainage and utility services where in accordance with conditions of a PDA development approval.
Reconfiguring a lot carried out by or on behalf of the State (including MEDQ).
Operational work
Operational work in accordance with the conditions of a PDA development approval.
Operational work involving engineering work or landscape work associated with a material change of use that is PDA accepted development.
Carrying out operational work that is clearing of vegetation, other than Significant Vegetation unless the clearing of Significant Vegetation is: 1. carried out by or on behalf of the relevant local government or a public-sector entity, where the works are authorised under a State law, or 2. carried out in accordance with the conditions of a PDA development approval for a material change of use or reconfiguring a lot.
Operational work for filling or excavation where not on contaminated land, and not involving the following: 1. a retaining wall greater than 1 vertical metre or an increase in depth or height of the ground level or finished design level by 1 vertical metre or more. 2. the construction of an artificial stormwater channel. 3. works within land that is mapped as being within the Flood hazard overlay and/or the Coastal hazard overlay of the relevant local planning scheme. 4. where the natural ground level is less than 20m AHD, and where the disturbance of land is equal to, or less than, 5m AHD involving one or more of the following: 5. filling equal to or greater than 500m^3, 6. filling equal to or greater than 0.5 metres average depth, 7. excavation equal to or greater than 100m^3.
Carrying out operational work associated with decontamination of land where not involving the clearing of significant vegetation.
Plumbing and drainage work
All plumbing or drainage work.

All aspects of development
Development prescribed in schedule 7 of the *Planning Regulation 2017*.
Development prescribed in schedule 6 of the *Planning Regulation 2017*, other than part 5, section 28.
Development consistent with an approved plan of development.
Telecommunications facility – where undertaken by or on behalf of a public sector entity, except when involving: works above the surface of the ground, or the erection, alteration or reconstruction of a building.
Utility installation – where undertaken by or on behalf of a public sector entity, except when involving: 1. a maintenance depot, storage depot or other depot to service the utility installation, or 2. a waste management service, or 3. the erection, alteration or reconstruction of a building.

5.2 Schedule 2 – Definitions

Unless defined below or in schedule 1 of the *Economic Development Act 2012*, the definitions in section 7 and administrative terms in schedule 4 of the *Planning Regulation 2017*, and the definitions in Schedule 1 of the local planning scheme relevant to each precinct apply to all development.

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