



Department of
**State Development, Infrastructure,
Local Government and Planning**

Our ref: DEV2021/1244

12 January 2022

Pro-Invest Australian Hospitality Opportunity (ST) Pty Ltd
ATF The Pro-Invest HIE Sunshine Coast Trust
C/- Urbis Pty Ltd
Att: Ms Erin Brooks and Ms Faith Duffy
Level 32, 300 George Street
BRISBANE QLD 4000

Email: ebrooks@urbis.com.au; fduffy@urbis.com.au

Dear Ms Brooks and Ms Duffy

S89(1)(a) Approval of PDA development application

PDA development application DEV2021/1244 for Development Permit for Operational Works for Advertising Devices at 42 First Avenue, Maroochydore described as Lot 74 on SP308194

On 12 January 2022, pursuant to s.85(4)(b) of the *Economic Development Act 2012*, the Minister for Economic Development Queensland (MEDQ) decided to grant **all** of the PDA development application applied for, in accordance with the attached PDA decision notice.

The PDA decision notice and approved plans / documents can also be viewed in the MEDQ Development Approvals Register via the Department website at www.dsdilgp.qld.gov.au/pda-da-applications.

If you require any further information, please contact Leila Torrens, Principal Planner, Development Assessment, in Economic Development Queensland, by telephone on (07) 3452 7466 or at Leila.Torrens@dsdilgp.qld.gov.au, who will be pleased to assist.

Yours sincerely

Kari Stephens
**A/Director
Development Assessment
Economic Development Queensland**

PDA Decision Notice

Site information		
Name of priority development area (PDA)	Maroochydore City Centre	
Site address	42 First Avenue	
Lot on plan description	Lot number	Plan description
	Lot 74	SP308194
PDA development application details		
DEV reference number	DEV2021/1244	
'Properly made' date	20 December 2021	
Type of application	☒ PDA development application for: ☐ Material change of use ☐ Preliminary approval ☐ Development permit ☐ Reconfiguring a lot ☐ Preliminary approval ☐ Development permit ☒ Operational work ☐ Preliminary approval ☒ Development permit ☐ Application to change PDA development approval ☐ Application to extend currency period	
Proposed development	Operational Works – advertising devices	
PDA development approval details		
Decision of the MEDQ	The MEDQ has decided to grant all of the PDA development approval applied for, subject to PDA development conditions forming part of this decision notice The approval is for: • Operational Works - advertising devices	
Decision date	12 January 2022	
Currency period	2 years from the date of the decision	

Approved plans and documents

The plans and documents approved by the MEDQ and referred to in the PDA development conditions for the PDA development approval are detailed below.

Approved plans and documents		Number	Date
1.	Signage Overview, sheet 2 of 29, prepared by Autoline & Signs	16765 Rev 4	19/10/2021
2.	Signage locations, sheet 3 of 29, prepared by Autoline & Signs	16765 Rev 4	19/10/2021
3.	Signage locations, sheet 4 of 29, prepared by Autoline & Signs	16765 Rev 4	19/10/2021
4.	Sign 04 – Stairwell, sheet 5 of 29, prepared by Autoline & Signs	16765 Rev 4	19/10/2021
5.	Sign 04 - Stairwell, sheet 6 of 29, prepared by Autoline & Signs	16765 Rev 4	19/10/2021
6.	Sign 04 - Stairwell, sheet 7 of 29, prepared by Autoline & Signs	16765 Rev 4	19/10/2021
7.	Sign 04 - Stairwell, sheet 8 of 29, prepared by Autoline & Signs	16765 Rev 4	19/10/2021
8.	Sign 04 - Stairwell, sheet 9 of 29, prepared by Autoline & Signs	16765 Rev 4	19/10/2021
9.	Sign 04 - Stairwell, sheet 10 of 29, prepared by Autoline & Signs	16765 Rev 4	19/10/2021
10.	Sign 05 – Level 8, sheet 11 of 29, prepared by Autoline & Signs	16765 Rev 4	19/10/2021
11.	Sign 05 – Level 8, sheet 12 of 29, prepared by Autoline & Signs	16765 Rev 4	19/10/2021
12.	Sign 05 – Level 8, sheet 13 of 29, prepared by Autoline & Signs	16765 Rev 4	19/10/2021
13.	Sign 05 – Level 8, sheet 14 of 29, prepared by Autoline & Signs	16765 Rev 4	19/10/2021
14.	Sign 05 – Level 8, sheet 15 of 29, prepared by Autoline & Signs	16765 Rev 4	19/10/2021
15.	Sign 06A – Entry, sheet 16 of 29, prepared by Autoline & Signs	16765 Rev 4	19/10/2021
16.	Sign 06A – Entry, sheet 17 of 29, prepared by Autoline & Signs	16765 Rev 4	19/10/2021
17.	Sign 06A – Entry, sheet 19 of 29, prepared by Autoline & Signs	16765 Rev 4	19/10/2021
18.	Sign 06B – East Elev, sheet 20 of 29, prepared by Autoline & Signs	16765 Rev 4	19/10/2021
19.	Sign 06B – East Elev, sheet 21 of 29, prepared by Autoline & Signs	16765 Rev 4	19/10/2021
20.	Sign 06B – East Elev sheet 22 of 29, prepared by Autoline & Signs	16765 Rev 4	19/10/2021

21.	Sign 06B – East Elev, sheet 23 of 29, prepared by Autoline & Signs	16765 Rev 4	19/10/2021
22.	Sign 06B – East Elev, sheet 24 of 29, prepared by Autoline & Signs	16765 Rev 4	19/10/2021
23.	Sign 06B – East Elev, sheet 25 of 29, prepared by Autoline & Signs	16765 Rev 4	19/10/2021
24.	Sign 06B – East Elev, sheet 26 of 29, prepared by Autoline & Signs	16765 Rev 4	19/10/2021
25.	Sign 06B – East Elev, sheet 27 of 29, prepared by Autoline & Signs	16765 Rev 4	19/10/2021
26.	Sign 06B – East Elev, sheet 28 of 29, prepared by Autoline & Signs	16765 Rev 4	19/10/2021
27.	Sign 06B – East Elev, sheet 29 of 29, prepared by Autoline & Signs	16765 Rev 4	19/10/2021

PDA development conditions		
No.	Condition	Timing
1	Carry out the Approved Development Carry out the approved development generally in accordance with the approved plans and documents.	At all times during construction
2	Installation of Sign a) Submit to EDQ TS plans certified by an RPEQ detailing the form and installation methods to be used to fix and brace the sign to the roof. b) Install the sign in accordance with the plans submitted under part (a) of this condition.	a) Prior to installation of the sign.
3	Illumination Levels Lighting levels are to not exceed a maximum luminance of 350 candelas per m ²	At all times

STANDARD ADVICE

Please note that to lawfully undertake development, it may be necessary to obtain approvals other than this PDA development approval. For advice on other approvals that may be necessary in relation to your proposal, it is recommended that you seek professional advice.

**** End of Package ****