



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

Our ref: DEV2023/1416
Your ref: PR143258-1

2 August 2023

Sunshine Coast Council
C/- RPS
Att: Mr Ben Heaton
PO Box 6149
MERIDAN PLAINS QLD 4551

Email: ben.heaton@rpsgroup.com.au

Dear Mr Heaton

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

PDA Development Permit for Operational Work - Advertising Devices at First Avenue and South Sea Islander Way, Maroochydore described as Lot 80 on SP305312

On 2 August 2023, 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.dsdlgp.qld.gov.au/pda-da-applications.

If you require any further information, please contact Mr Michael Fallon, Planner, Development Assessment, in Economic Development Queensland, by telephone on (07) 3452 7097 or at Michael.fallon@dsdlgp.qld.gov.au, who will be pleased to assist.

Yours sincerely *

Carolyn Mellish
**Director
Development Assessment
Economic Development Queensland**

PDA Decision Notice

Site information		
Name of priority development area (PDA)	Maroochydore City Centre	
Site address	First Avenue and South Sea Islander Way, Maroochydore	
Lot on plan description	Lot number	Plan description
	Lot 80	SP305312
PDA development application details		
DEV reference number	DEV2023/1416	
'Properly made' date	6 June 2023	
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 Work – 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: • PDA Development Permit for Operational Work – Advertising Devices	
Decision date	2 August 2023	
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.	Sign Location Ground Level – Tenant Signage, prepared by Cottee Parker Architects	SC-R2001	02/06/2023
2.	Sign Locations – Tenancy 1, Altitude Nine Sign View, prepared by Cottee Parker Architects	SC-R2002	02/06/2023
3.	Sign Location Options – Tenancy 6 View, prepared by Cottee Parker Architects	SC-R2003	02/06/2023
4.	Sign Location Options – Tenancy 5 View: Columbian Coffee, prepared by Cottee Parker Architects	SC-R2004	02/06/2023
5.	Sign Location Options – Tenancy 4 View, prepared by Cottee Parker Architects	SC-R2005	02/06/2023
6.	Sign Location Options – Tenancy 3 & 4 View, prepared by Cottee Parker Architects	SC-R2006	02/06/2023
7.	Typical Underawning Sign – Section Views, prepared by Cottee Parker Architects	SC-RT.100	02/06/2023
8.	Typical Underawning Sign – Section Views, prepared by Cottee Parker Architects	SC-RT.101	02/06/2023
9.	Typical Underawning Sign – Lightning Lane & South Sea Islander Way corner, prepared by Cottee Parker Architects	SC-RT.102	02/06/2023
10.	Typical Underawning Sign – Lightning Lane view, prepared by Cottee Parker Architects	SC-RT.103	02/06/2023
11.	Typical Underawning Sign – Lightning Lane view, prepared by Cottee Parker Architects	SC-RT.104	23/05/2023
12.	Typical Hamper Sign – Double Door, prepared by Cottee Parker Architects	SC-RT.200	02/06/2023
13.	Typical Hamper Sign – Tenancy 1 View, prepared by Cottee Parker Architects	SC-RT.201	02/06/2023
14.	Typical Hamper Sign – Single Door, prepared by Cottee Parker Architects	SC-RT.202	02/06/2023
15.	Typical Hamper Sign – Single Door, prepared by Cottee Parker Architects	SC-RT.203	02/06/2023
16.	Column Mounted Sign – Lightning Lane View, prepared by Cottee Parker Architects	SC-RT.100	02/06/2023
17.	Column Mounted Sign – Lightning Lane View, prepared by Cottee Parker Architects	SC-RT.101	02/06/2023
18.	Column Mounted Sign – Lightning Lane View, prepared by Cottee Parker Architects	SC-RT.103	02/06/2023
19.	Underawning Sign – Section Views, prepared by Cottee Parker Architects	SC-RT.101	02/06/2023
20.	Underawning Sign – Lightning Lane view, prepared by Cottee Parker Architects	SC-RT.104	23/05/2023

Preamble, abbreviations, and definitions

PREAMBLE

ABBREVIATIONS AND DEFINITIONS

The following is a list of abbreviations utilised in this approval:

DSDILGP means the Department of State Development, Infrastructure Local Government and Planning.

EDQ means Economic Development Queensland.

EDQ DA means Economic Development Queensland's – Development Assessment team.

EDQ IS means Economic Development Queensland's – Infrastructure Solutions team.

MEDQ means the Minister for Economic Development Queensland.

PDA means Priority Development Area.

RPEQ means Registered Professional Engineer of Queensland.

Submitting documentation to EDQ

Where a condition of this approval requires documentation to be submitted to either EDQ DA or EDQ IS, use the following email addresses:

- a) EDQ DA: pdadevelopmentassessment@dsdilgp.qld.gov.au.
- b) EDQ IS: EDQ_PrePostConstruction@dsdilgp.qld.gov.au.

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.	RPEQ Certification of Signage a) Submit to EDQ IS plans certified by an RPEQ that: i. Includes details of the form and installation methods to be used to fix and brace the sign at each location; ii. Confirms that the signs are constructed and installed to all relevant standards. b) Install the sign in accordance with the plans submitted under part a) of this condition.	a) Prior to installation of the signs. b) At all times
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 ****