

Our ref: DEV2023/1437



10 November 2023

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

Built Pty Limited
Att: Mr Jacob Anderson, Contract Administrator
4/185 Clarence Street
SYDNEY NSW 2000

Email: jacobanderson@built.com.au

Dear Mr Anderson

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

PDA Development Permit for Operational Work for Advertising Device (Rooftop Sign) at 41 First Avenue, Maroochydore described as Lot 61 on SP321692

On 10 November 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.dsdilgp.qld.gov.au/pda-da-applications.

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

Yours sincerely

A handwritten signature in black ink, appearing to be 'CM' or similar, written in a cursive style.

Carolyn Mellish
Director
Development Assessment
Economic Development Queensland

PDA Decision Notice

Site information		
Name of priority development area (PDA)	Maroochydore City Centre	
Site address	41 First Avenue, Maroochydore	
Lot on plan description	Lot number	Plan description
	Lot 61	SP321692
PDA development application details		
DEV reference number	DEV2023/1437	
'Properly made' date	6 September 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 for Advertising Device (Rooftop Sign)	
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: • Development Permit for Operational Work for Advertising Device (Rooftop Sign)	
Decision date	10 November 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 1 – Sky Sign Details, prepared by WMK Architecture	Drawing No. DA.03, Issue B	06/10/2023
2.	Sign 1 – Hero – Sizing, prepared by Black In Design	Revision 1 Issue A	08/06/2023
3.	Sign 1 – Hero – Example Photo, prepared by Black In Design	Revision 1 Issue A	08/06/2023
4.	Sign 1 – Hero – Example Photo, Elevation Plan, prepared by Black In Design	Revision 1 Issue A	08/06/2023
5.	Roof Plan, prepared by CotteyParker	Drawing CD2017, Issue 15	12/08/2022

Preamble, abbreviations, and definitions

PREAMBLE

Nil

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; ii. Confirms that the sign is 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 sign. b) At all times.
3.	Illumination, Lighting and Movement a) Lighting levels are not to exceed a maximum luminance of 350 candelas per m ² . b) The advertising device must not include flashing lights or digital displays. c) The advertising device must be switched off between 11:00pm and 5:00am the next day or during any hours when the associated business is not operating.	a) At all times. b) At all times. c) 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 ****