

**Our ref: AU213010247.001**

Date: 2 May 2025

PO Box 6149  
Meridan Plains Qld 4551  
1 Innovation Parkway  
Birtinya QLD 4575  
T +61 7 5436 7888

Attn: Development Assessment Team  
Economic Development Queensland  
GPO Box 2202  
Brisbane Queensland 4001 Australia

Dear Sir/Madam,

**Lodgement of a Priority Development Area Development Application for Operational Works pursuant to Section 82 of the Economic Development Act 2012 and relating to land located at 10 Carnegie Street, Baringa formally described as Lot 1 SP349932**

RPS has been engaged by LCS Projects No 1 Pty Ltd (the Applicant) to prepare and submit a Priority Development Area (PDA) Development Application for Operational Works to the Minister for Economic Development Queensland (MEDQ) pursuant to section 82 of the *Economic Development Act 2012*.

The subject land is located within the MEDQ's declared Caloundra South Priority Development Area which identifies the site as being within the Northern Locality – Precinct 3 and having a Business and Industry Area land use designation. The proposed development relates to land at 10 Carnegie Street, Baringa described as Lot 1 SP349932

The proposal is for the following aspects of development;

- **Development Permit** for Operational Works to establish an Advertising Device (Pylon Signage) [code assessment]

This planning report has been prepared to provide greater detail on the nature of the proposal, and to demonstrate general compliance with the Northern Locality – Business and Industry Area Plan of Development – Precincts 3, 4, 5 and Part 6.

Pursuant to Section 82 of the *Economic Development Act 2012*, the application is considered to be properly made, and approval is recommended subject to the imposition of reasonable and relevant conditions.

# 1 Application Material

As required by section 82(1)(a) of the *Economic Development Act 2012*, the following information is provided in support of the subject application:

- Attachment A - MEDQ Development Application Form;
- Attachment B - Evidence of Land Owner Consent and Searches;
- Attachment C - Signage Proposal Plans;

# 2 Development Application Fees

In accordance with Economic Development Queensland's Development Assessment Fees and Charges Schedule 2024/205, the application is minor in nature and does not require consultant input. Accordingly, we understand an application fee of \$758.00 applies which will be paid by the Applicant post lodgement and upon receipt of a formal fee quote from the Department.

# 3 Site Details

## 3.1 Site Particulars

Key details of the subject site are as follows:

Site Particulars	
Address	10 Carnegie Street, Baringa, QLD, 4551
Real Property Description	Lot 1 SP349932
Site Area	4,518m <sup>2</sup>
Topography	The site is flat and development ready as established under DEV2013/2439
Road Frontages and Length	Carnegie Street – approximately 90m
Landowner(s)	LCS Projects No 1 Pty Ltd (refer <b>Attachment B</b> )

## 3.2 Planning Context

Instrument	Designation
South East Regional Plan (Shaping SEQ)	
Regional Plan designation	Urban Footprint
Caloundra South Priority Development Area	
Northern Locality – Business and Industry Area Plan of Development	Precinct 3

# 4 Proposal

## 4.1 Overview

The land subject of this application has been approved by Economic Development Queensland (EDQ) for Hardware and Trade Supply and Showroom purposes by way of Priority Development Approval Development Permit DEV2024/1541 dated 30 August 2024. The Development Approval permits two (2)

individual tenancies that will accommodate a franchise of Total Tools and RSEA within Stockland's Aura Business Park 'construction cluster' of Precinct 3.

The Pylon Sign subject of this PDA Development Application has been designed in accordance with the design criteria prescribed by the Advertising Devices Code of the *Sunshine Coast Planning Scheme 2014* and is intended to advertise and promote the commercial activities that will occur on the site.

Specifically, the proposal includes the following advertising device;

- One (1) double sided Pylon Sign measuring 6.0m in height x 2.0m in width x 0.2m in depth;

The proposed Pylon Sign results in a total sign face area of 12m<sup>2</sup> with two dedicated signage positions for each respective tenancy. A copy of the proposed Pylon Signage plans is included as **Attachment C** of this report, illustrating the intended signage outcome for the site.

The free standing Pylon Sign is to be placed on the Carnegie Street frontage, to ensure that it is visible to passing traffic while remaining proximal to the approved built form. In this regard, the Pylon Sign presents as an integrated structure that is consistent with the scale and nature of the developments architectural design.

The Pylon Sign is setback 3.0m from the property boundary and is designed and treated in such a way that the supporting framework will blend with the surrounding streetscape and landscape character established as part of the development it is advertising.

As shown on the Proposal Plans, the Pylon Sign includes four (4) illuminated tenant panels providing opportunities to advertise the approved Total Tools and RSEA tenancies. The illumination component is limited to 314 candelas per m<sup>2</sup> and does not incorporate flashing lights or digital displays. All electrical conduits are integrated into the baseplate and concealed from view.

Considering the above, proposed Pylon Sign will not create any nuisances or safety hazards to vehicle and pedestrian traffic and will ensure all conduits and electrical components are integrated into the device.

## **5 Conclusion**

This Planning Report supports a Priority Development Area (PDA) Development Application for Operational Works to the Minister for Economic Development Queensland (MEDQ). The application seeks PDA Development Approval for Operational Works to establish an Advertising Device (Pylon Sign) over land located at 10 Carnegie Street, Baringa.

This report has demonstrated the proposal's general consistency with the intents and requirements of the Northern Locality – Business and Industry Area Plan of Development – Precincts 3, 4, 5 and Part 6 and the relevant design criteria of the Sunshine Coast Planning Scheme 2014.

Therefore, approval is recommended subject to reasonable and relevant conditions.

**Our ref: AU213007272.001**

We trust this information is sufficient for your purpose, however, should you have any queries in relation to the above, please do not hesitate to contact the writer.

Yours sincerely,  
for RPS AAP Consulting Pty Ltd

A handwritten signature in black ink, appearing to be 'Nick Anders', with a stylized, cursive-like script.

**Nick Anders**  
Senior Planner  
nick.anders@rpsgroup.com.au  
+61 7 5436 7833