



23 May 2025

LCS Projects No 1 Pty Ltd
C/- RPS Consulting
Att: Mr Nick Anders
PO Box 6149
MERIDAN PLAINS QLD 4551

Email: nick.anders@rpsconsulting.com

Dear Mr Anders

S89(1)(a) Approval of PDA Development Application

PDA Development Permit for Operational Work for Advertising Device (Pylon Sign) at 10 Carnegie Street, Baringa described as Lot 1 on SP349932

On 23 May 2025, 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 website at [Current applications and approvals](#).

If you require any further information, please contact Mr Ali Rizayee, Planner, Development Assessment, in Economic Development Queensland, by telephone on (07) 3452 7531 or at ali.rizayee@edq.qld.gov.au, who will assist.

Yours sincerely

Jennifer Sneesby
Manager
Development Assessment
Economic Development Queensland



PDA Decision Notice

Site information		
Name of priority development area (PDA)	Caloundra South PDA	
Site address	10 Carnegie Street, Baringa QLD 4551	
Lot on plan description	Lot number	Plan description
	Lot 1	SP349932
PDA development application details		
DEV reference number	DEV2025/1620	
'Properly made' date	12 May 2025	
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 Device (Pylon 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: • Operational Work – Advertising Device (Pylon Sign)	
Decision date	23 May 2025	
Currency period	2 years from the date of the decision	
Assessment Team		
Assessment Manager (Lead)	Ali Rizayee, Planner	
Manager	Jennifer Sneesby, Manager	
Engineer	N/A	
Delegate	Amanda Dryden, Director	

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.	Title Sheet & Drawing Schedule prepared by Verve Design Group	Job Number – 23042 Drawing Number – A000 Revision 1	17.12.2024
2.	Prop. Site Plan prepared by Verve Design Group	Job Number – 23042 Drawing Number – A100 Revision 1	17.12.2024
3.	Karlo Construction / Total Tools & RSEA (Aura) prepared by Sun Quest Signs	V5	-

Preamble, abbreviations, and definitions

PREAMBLE

Nil or insert preamble

ABBREVIATIONS AND DEFINITIONS

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

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@edq.qld.gov.au

b) EDQ IS: PrePostConstruction@edq.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.	Prior to expiration of the currency period
2.	Hours of work - construction Unless otherwise endorsed, via Compliance Assessment for out of hours work, construction hours for the approved development are limited to Monday to Saturday between 6:30am to 6:30pm, excluding public holidays.	During construction unless otherwise endorsed
3.	Out of hours work - Compliance Assessment Where out of hours work is proposed, submit to EDQ DA, for Compliance Assessment, an out of hours work request. The out of hours work request must include a duly completed out of hours work request form ¹ .	Minimum of 10 business days prior to proposed out of hours work commencement date
4.	Structural Design a) Submit to EDQ IS detailed structural plans certified by a RPEQ for the proposed free standing advertising device. b) Construct the works generally in accordance with the certified plans required under part b) of this condition.	a) Prior to commencement of construction b) As indicated
5.	Public infrastructure (damage, repairs and relocation) a) Repair any damage to existing public infrastructure caused by works carried out in association with the approved development. b) Should existing public infrastructure require repair or relocation, due to the approved development and/or works associated with the approved development, repair and/or relocate the public infrastructure at no cost to others and in accordance with statutory requirements and adopted design standards. <i>NOTE: It is recommended applicants record their own dated photographic evidence of the condition of relevant existing public infrastructure both before and after works carried out in association with the approved development.</i>	a) Prior to practical completion b) Prior to practical completion
6	Sign Requirements The advertising device shall be designed according to the following: a) Luminance levels must not exceed 350 cd/m². b) The sign display must be static and not include flashing lights, moving parts or moving border or digital displays. c) Be switched off between 11.00pm and 5am the following day or at any time the business is not operating between these hours.	At all times

¹ The out of hours work request form is available at EDQ's website.

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 ****