

Our ref: DEV2025/1713

01 December 2025

Pro-invest Australian Hospitality Opportunity (ST) Pty Ltd ATF
as trustee for the Pro-invest HIE Sunshine Coast Trust
C/- Urbis Ltd
Att: MsNatalia Grodek

Email: ngrodek@urbis.com.au

Dear Applicant

PDA Decision Notice

Notice given under section 89(1) of the Economic Development Act 2012

Priority Development Area (PDA):	Maroochydore City Centre PDA
PDA Development Type:	Development Permit for OPW for 10 Advertising Signs
Property Location:	42 First Avenue, Maroochydore
Property Description:	Lot 74 on SP308194

On 1 December 2025, Economic Development Queensland (EDQ) decided to approve **all** of the above PDA Development Application subject to PDA Development Conditions in accordance with the attached PDA Decision Notice.

The Decision Notice and approved plans and documents can also be viewed on EDQ's website at [Current applications and approvals](#).

If you require any further information, please contact Andrew Edwards on 3035 0120 or by email at andrew.edwards@edq.qld.gov.au.

Yours sincerely



Adam Dunn
Director
Development Services
Economic Development Queensland

Cc: Sunshine Coast Council – Email mail@sunshinecoast.qld.gov.au

PDA Decision Notice

Site information		
Name of Priority Development Area (PDA)	Maroochydore City Centre	
Site address	42 First Avenue, Maroochydore	
Lot on plan description	Lot number	Plan description
	Lot 74	SP308194
PDA Development Approval details		
DEV Reference No.	DEV2025/1713/1	
PDA Development Approval Type	☐ Material change of use ☐ PDA Preliminary Approval ☐ PDA Development Permit ☐ Reconfiguring a lot ☐ PDA Preliminary Approval ☐ PDA Development Permit ☒ Operational work ☐ PDA Preliminary Approval ☒ PDA Development Permit	
Approval details	Development Permit for Operational works for 10 Advertising Signs	
Decision	EDQ has decided to grant all of the PDA Development Approval applied for, subject to PDA Development Conditions forming part of this Decision Notice.	
Decision date	01 December 2025	
Currency Period	Two (2) years from the Decision date	

Approved plans and documents

The plans and documents approved and referred to in the PDA Development Conditions for the PDA Development Approval are detailed below.

Plan/Document Name		Reference No.	Prepared By	Date
1.	Site Plan	Drawing No. DA01.01 Rev A Project No. 6668	Kann Finch Group Pty Ltd	21/10/2025
2.	North Elevation	Drawing No. DA03.01 Rev A Project No. 6668	Kann Finch Group Pty Ltd	21/10/2025
3.	East Elevation	Drawing No. DA03.02 Rev A Project No. 6668	Kann Finch Group Pty Ltd	21/10/2025
4.	South Elevation	Drawing No. DA03.03 Rev A Project No. 6668	Kann Finch Group Pty Ltd	21/10/2025
5.	Signage Details and Setout	Drawing No. DA04.01 Rev A Project No. 6668	Kann Finch Group Pty Ltd	21/10/2025

Submitting documentation to EDQ

Where a condition of this approval requires documentation to be submitted to EDQ Development Services or DA Engineering use the online Customer Portal <https://portal.edq.qld.gov.au/> or send to developmentservices@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 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.

PDA Development Conditions		
No.	Condition	Timing
3.	Illumination, Lighting and Movement	
	a) Lighting levels are to not exceed a maximum luminance of 350 candelas per m ² .	a) At all times.
	b) The advertising device must not include flashing lights or digital displays.	b) 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 ****