

Our ref: DEV2025/1704

18 December 2025

Walker Maroochydore Developments Pty Limited
Attn: Ms. Taylor Cole
GPO Box 4073
SYDNEY NSW 2001

Email: taylor.cole@walkercorp.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 Development Type:	Development Permit for Operational Work for Advertising Devices x 2
Property Location:	54 First Avenue, Maroochydore
Property Description:	Lot 80 on SP305312

On 18 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 Vivian Lun on (07) 3452 6781 or by email at vivian.lun@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	54 First Avenue, Maroochydore	
Lot on Plan Description	Lot Number	Plan Description
	Lot 80	SP305312

PDA Development Approval details	
DEV Reference No.	DEV2025/1704
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	Advertising Device x 2
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	18 December 2025
Currency Period	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. Floor Plan – Ground Floor	CD2010, Issue. 22	Coffee Parker Architects Pty Ltd	30 August 2022	
2. Tenancy Signage Package	Rev. 01	Kawana Signs Sunshine Coast Ltd	30 September 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 developmentsservices@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.	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
3.	Sign Requirements - Lighting 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

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 ****