

1 November 2012

ULDA Ref. No: DEV2012/349

Mr Rob Moore
Project Director
Lend Lease Communities (Yarrabilba) Pty Ltd
PO Box 1512
MILTON QLD 4064

Dear Rob

RE: SECTION 59(1)(a) UDA DEVELOPMENT APPROVAL FOR AN UDA DEVELOPMENT APPLICATION FOR A UDA DEVELOPMENT PERMIT FOR OPERATIONAL WORKS FOR ADVERTISING DEVICES AT 1568-1618 WATERFORD TAMBORINE ROAD, YARRABILBA DESCRIBED AS LOT 901 ON SP247320

On 31 October 2012 the ULDA approved the UDA development application pursuant to s. 55(4)(b) of the *Urban Land Development Authority Act 2007*. The Urban Land Development Authority (ULDA) has decided to grant all of the UDA development approval applied for subject to UDA development conditions set out in the attached UDA Development Approval Package.

The UDA development application and the decision notice can also be viewed in the ULDA Development Approvals Register via the ULDA website www.ulda.qld.gov.au.

Should you have any queries in relation to the decision notice, please do not hesitate to contact Lyndy Rapson on 07 3024 4181.

Yours sincerely



Beatriz Gomez
MANAGER – DEVELOPMENT ASSESSMENT.

UDA Decision Notice – Approval

Site information		
Name of urban development area (UDA)	Yarrabilba	
Site address	1568 – 1618 Waterford Tamborine Road, Yarrabilba	
Lot on plan description	Lot number	Lot description
	Lots 901	SP247320
UDA development application details		
ULDA reference number	DEV2012/349	
Lodgement date	31/8/2012	
Type of application	☐ New development involving:- ☐ Material change of use ☐ Preliminary approval ☐ Development permit ☐ Reconfiguring a lot ☐ Preliminary approval ☐ Development permit ☒ Operational work ☐ Preliminary approval ☒ Development permit ☐ Changing a UDA development approval ☐ Extending the currency period of a UDA approval	
Description of proposal applied for	Development Permit for Operational Works for Advertising Devices	

UDA development approval details

Decision of the ULDA	The ULDA has decided to grant all of the UDA development approval applied for, subject to UDA development conditions forming part of this decision notice
Decision date	31 October 2012
Currency period	2 Years

Plans and specification

The plans and specifications approved by the ULDA and referred to in the UDA development conditions concerning the UDA development approval are detailed below.

Approved plans, reports and specifications		Number (if applicable)	Date (if applicable)
1.	Yarrabilba Display Village Signage Plan	Dgn No. YB-PO1 DVS120813	13 August 2012
2.	Yarrabilba – Precinct One Early Signage	Dgn No. YB-PO1 SIGN120813	13 August 2012
3.	Yarrabilba Display Village – sign essentials		Indicative entry road banner poles
4.	Yarrabilba Display Village – sign essentials		Indicative entry road promotional sign
5.	Yarrabilba Display Village – sign essentials		Indicative village map boards
6.	Yarrabilba Display Village – sign essentials		Indicative entry road billboard
7.	Yarrabilba Display Village – sign essentials		Indicative village flag poles
8.	Yarrabilba Display Village – sign essentials		Indicative builder identifier
9.	Yarrabilba Display Village – sign essentials		Indicative directional pointer signs

UDA Development Conditions

1	Carry out the approved development Carry out the approved development generally in accordance with the approved drawings.	Prior to commencement of use
2	Maintain the approved development Maintain the approved development in accordance with the approved drawings and any other relevant ULDA or other approval required by the conditions.	To be maintained
3	Complete all building work Complete all building work associated with this development approval including work required by any of the conditions included in the Conditions Package. Such building work is to be carried out generally in accordance with the approved drawings.	Prior to commencement of use

4	Advertising The advertising devices shall only be used for the advertising of the development. No third party advertising is permitted on the advertising devices.	To be maintained
5	Colour Treatment The advertising devices are to be treated so as to reduce glare and reflectivity.	Prior to the commencement of use and to be maintained
7	Location and Illumination Any variance to approved signs location from those detailed in the approved drawings Yarrabilba Display Village Signage Plan Dgn No. YB-PO1 DVS120813, dated 13 August 2012 and Yarrabilba – Precinct One Early Signage, Dgn No. YB-PO1 SIGN120813, dated 13 August 2012 including the possible illumination of signs, is to be submitted to the UDLA for approval prior to construction.	As required
8	Duration of approval or redundant advertising devices a) This UDA development approval is valid for the duration of the North Village Stage One Display Village. The developer, the developer will, at its own cost, remove the advertising devices. b) At any such time prior to the duration of the approval where the advertising devices are no longer required or no longer functional or on land no longer owned by the developer, the developer will, at its own cost, remove the advertising devices.	a) As indicated b) As indicated