

ULDA's Decision Notice

Site address and Real Property Description	1568 – 1618 Waterford Tamborine Road, Yarrabilba	Lot 901 on SP247320
Type of Approval	UDA Development Permit, subject to conditions	
Aspects of Development	Operational Work	
Description of Proposal	Advertising Device	
Currency Period	2 years	
ULDA Reference Number	DEV2012/349	
Decision date	31 October 2012	

Approved Drawings or Documents	Number	Plan or Document Date
Yarrabilba Display Village Signage Plan	Dgn No. YB-PO1 DVS120813	13 August 2012
Yarrabilba – Precinct One Early Signage	Dgn No. YB-PO1 SIGN120813	13 August 2012
Yarrabilba Display Village – sign essentials		Indicative entry road banner poles
Yarrabilba Display Village – sign essentials		Indicative entry road promotional sign
Yarrabilba Display Village – sign essentials		Indicative village map boards
Yarrabilba Display Village – sign essentials		Indicative entry road billboard
Yarrabilba Display Village – sign essentials		Indicative village flag poles
Yarrabilba Display Village – sign essentials		Indicative builder identifier
Yarrabilba Display Village – sign essentials		Indicative directional pointer signs

PROJECT TEAM

Lyndy Rapson Principal Planner Development Assessment Urban Land Development Authority	Patrick Chin Principal Engineer Development Assessment Urban Land Development Authority
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Conditions Package

CONDITIONS		TIMING
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

STANDARD ADVICE

Please note that in order to lawfully undertake development, it may be necessary to obtain approvals other than this UDA development approval, some specific advices are outlined below. Other advices may include other approvals under the *Urban Land Development Authority Act 2007* as well as the *Sustainable Planning Act 2009* (e.g. for building work), the *Plumbing and Drainage Act 2002* and the Commonwealth *Environmental Protection and Biodiversity Conservation Act 1999*. Carrying out development may also be subject to 'duty of care' legislation such as the *Aboriginal Cultural Heritage Act 2003*. For advice on other approvals that may be necessary in relation to your proposal, please seek professional advice.

Please note: The above information has been provided to the applicant as an advice only, and does not form part of the development approval conditions. This advice has been provided to the applicant to inform them of other obligations they may have to comply with (under state legislation or local laws) prior to their activity commencing.

**** End of Package ****