



Department of
State Development and Infrastructure

Our ref: DEV2023/1462
Your ref: PR132965

28 February 2024

Villa Green Pty Ltd
C/- RPS AAP Consulting Pty Ltd
Level 8, 31 Duncan Street
Fortitude Valley QLD 4006

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Dear Bipika and Julian

S89(1)(a) Approval of PDA development application

PDA Development Permit DEV2023/1462 for Operational Work for Advertising Devices (1 x Billboard Sign) at Tivoli Avenue, Greenbank described as Lot 9996 on SP335703

On 28 February 2024, 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 Department website at www.dsdilqp.qld.gov.au/pda-da-applications.

If you require any further information, please contact Vivian Lun, Planner, Development Assessment, in Economic Development Queensland, by telephone on (07) 3452 6781 or at Vivian.Lun@dsdilqp.qld.gov.au, who will be pleased to assist.

Yours sincerely

Amanda Dryden
Director
Development Assessment
Economic Development Queensland

PDA Decision Notice

Site information		
Name of priority development area (PDA)	Greater Flagstone PDA	
Site address	Tivoli Avenue, Greenbank	
Lot on plan description	Lot number	Plan description
	Lot 9996	SP335703

PDA development application details	
DEV reference number	DEV2023/1462
'Properly made' date	21 December 2023
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 Works for Advertising Device (1x Billboard 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.
Decision date	28 February 2024
Currency period	2 years from the date of the decision

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.	Signage Location Plan prepared by	10672, Version 3	22 November 2023
2.	Billboard Sign - Tivoli Park - Site Signage A	10672, Version 3	22 November 2023
3.	Construction Specifications - Tivoli Park - Site Signage A	10672, Version 3	22 November 2023

PDA development conditions		
No.	Condition	Timing
1.	Carry Out the Approved Development Carry out the development generally in accordance with the approved plans.	Prior to expiration of the currency period
2.	Structural Design a) Submit to EDQ IS detailed structural plans certified by a RPEQ for the proposed free standing advertising device. In addition, these plans must clearly demonstrate that signs do not compromise the ability to maintain existing infrastructure within road reserve. b) Construct the works generally in accordance with the certified plans required under part b) of this condition.	Prior to commencement of construction As indicated
3.	Hours of Work - Construction Construction hours for the approved development are limited to Monday to Saturday between 6:30am to 6:30pm, excluding public holidays.	During construction
4.	Removal of Advertising Device Unless an agreement with Council provide to the contrary, the approved advertising device and associated structures must be removed and the areas on which the sign was located are to be remediated consistent with the outcomes of the future park.	Prior to the future park going off-maintenance at no cost to Council

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 ****