



Economic Development Queensland

Creating and investing in sustainable places for Queensland to prosper

Our ref: DEV2023/1399

1 October 2024

Villa Green
C/- RPS AAP Consulting Pty Ltd
Att: Julian Kemp
PO Box 1559
FORTITUDE VALLEY QLD 4006

Email: julian.kemp@rpsgroup.com.au

Dear Julian

S89(1)(a) Approval of PDA Development Application

PDA Development Permit for Operational Work for Advertising Devices at Tivoli Avenue, Greenbank described as Lot 9002 on SP331497 and Lot 9011 on SP335719

On 1 October 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 website at [Current applications and approvals](#).

If you require any further information, please contact Michael Fallon, Planner, Development Assessment, in Economic Development Queensland, by telephone on (07) 3452 7097 or at Michael.fallon@edq.qld.gov.au, who will assist.

Yours sincerely

Brandon Bouda
Manager
Development Assessment
Economic Development Queensland



PDA Decision Notice

Site information		
Name of priority development area (PDA)	Greater Flagstone	
Site address	Tivoli Avenue, Greenbank	
Lot on plan description	Lot number	Plan description
	9002	SP331497
	9011	SP335719
PDA development application details		
DEV reference number	DEV2023/1399	
'Properly made' date	13 June 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	Advertising Devices (2 x Free Standing Signs)	
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. The approval is for: • PDA Development Permit for Operational Work – Advertising Devices (2 x Free Standing Signs)	
Decision date	1 October 2024	
Currency period	2 years from the date of the decision	
Assessment Team		
Assessment Manager (Lead)	Michael Fallon, Planner	
Manager	Brandon Bouda, Manager	
Engineer	Jack Landsberg, Principal Technical Officer	
Delegate	Amanda Dryden, Director	

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.	Billboard Design & Specification, Billboard – Stage 7. Location – Central Park, prepared by Martins	Version 7	03 April 2023
2.	Billboard Design & Specification, Billboard – Stage 7. Construction Specifications, prepared by Martins	Version 7	03 April 2023
3.	Billboard Design & Specification, Billboard – Stage 7. Location – Central Park (Site Plan), prepared by Martins	Version 7	03 April 2023
4.	Billboard Design & Specification, Billboard – Stage 9. Location – Corner of Tivoli Avenue & Australis Circuit, prepared by Martins	Version 7	03 April 2023
5.	Billboard Design & Specification, Billboard – Stage 9. Construction Specifications, prepared by Martins	Version 7	03 April 2023
6.	Billboard Design & Specification, Billboard – Stage 9. Location – Corner of Tivoli Avenue & Australis Circuit, prepared by Martins	Version 7	03 April 2023

Abbreviations and definitions

The following is a list of abbreviations utilised in this approval:

COUNCIL means the relevant local government for the land the subject of this approval.

EDQ means Economic Development Queensland.

EDQ IS means Economic Development Queensland's – Infrastructure Solutions team.

RPEQ means Registered Professional Engineer of Queensland.

Submitting documentation to EDQ

Where a condition of this approval requires documentation to be submitted to either EDQ DA or EDQ IS, use the following email addresses:

a) EDQ DA: pdadevelopmentassessment@edq.qld.gov.au

b) EDQ IS: PrePostConstruction@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 and any other documentation endorsed via Compliance Assessment as required by these conditions.	Prior to expiration of the currency period

PDA Development Conditions		
No.	Condition	Timing
2.	Maintain the Approved Development Maintain the approved development generally in accordance with the approved plans and documents and any other documentation required by these conditions.	At all times following commencement of use
3.	Structural Design a) Submit to EDQ IS detailed structural plans certified by a RPEQ for the proposed free standing advertising devices. b) Construct the works generally in accordance with the certified plans required under part a) of this condition.	a) Prior to commencement of construction b) As indicated
4.	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
5.	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 ****