

ADVERTISING DEVICE APPLICATION

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challenges the status quo

PACIFIQ



UPS
URBAN PLANNING SERVICES INC.

LOT 500 BUSHMAN DRIVE, RIVERBEND (Stage 1)

OPERATIONAL WORKS APPLICATION - SIGNAGE
SECTION 1: COMPLETE APPLICATION PACKAGE

JUNE 2026 | 1133-013



ATTACHMENT 1

PDA Development Application Form



PDA Development Application Form

Approved form made under section 175 of the Economic Development Act 2012 for the purposes of applications made under Section 82, 99 and 101, of the Economic Development Act 2012

Mandatory fields identified with Asterisk*

1. Applicant Details*

First Name

Last Name

Company Name *(if applicable)*

ABN *(for companies only)*

Postal address *(PO Box or street address)*

Suburb

State

Postcode

Contact number

Email address

Payer details* for tax invoice and receipt purposes *(These details are only necessary where the payer details are different to the applicant details)*

First Name

Last Name

Company Name *(if applicable)*

ABN *(for companies only)*

Postal address *(PO Box or street address)*

Suburb

State

Postcode

Contact number

Email address

2. Location Details*

All lots must be listed OR an adjoining property for development in water, eg. Jetty or Pontoon

Priority Development Area

Property street address

(i.e. unit / street number and street name)

Suburb

State

Postcode

Lot on plan description (e.g. Lot 3 on RP123456)

Attach the following information:

Current title search for each lot	Confirmed
-----------------------------------	-----------

Easement document for each easement registered on the title search(s)	Confirmed
---	-----------

Environmental management and contaminated land register search for each lot. *Not required for Request to Extend Currency Period	Confirmed
--	-----------

3. Application Details*

Type of PDA Development Application (Tick applicable)

PDA Development Application (s.82 of the Economic Development Act 2012) –

Complete section 3.1 below

Change to PDA Development Approval (s.99 of the Economic Development Act 2012) –

Complete section 3.2 below

Request to Extend Currency Period (s.101 of the Economic Development Act 2012) –

Complete section 3.3 below

3.1 PDA Development Application (s.82, Economic Development Act 2012)

Development type	Approval type
Material Change of Use	Preliminary Approval
	Development Permit
Reconfiguring a Lot	Preliminary Approval
	Development Permit

3.1 PDA Development Application (s.82, Economic Development Act 2012)

Development type	Approval type
Operational Work	Preliminary Approval
	Development Permit
Building Work	Preliminary Approval
	Development Permit

Description of proposal: Use Defined uses under the relevant Development Scheme, eg. Multiple Dwellings, Shop, Office, 250 lot subdivision, extension to existing Childcare Centre

Proposed Gross Floor Area	Proposed No. new lots
Proposed No. dwellings	Proposed No. car parking spaces
Proposed building height – storeys	Proposed net residential density

3.2 Change to PDA development approval (s.99, Economic Development Act 2012)

Previous PDA approval reference: Ref No. /

Description of the proposed changes: (Include annotated plans that clearly outline proposed changes)

3.3 Request to Extend Currency Period (s.101, Economic Development Act 2012)

PDA Development Approval reference number Ref No. /

Decision date

Currency Period stated on the approval years from the Decision date

Currency Period lapse date (include any applicable event extensions declared by the minister)

Proposed Currency Period extension years from the Decision date

Proposed Currency Period extension lapse date

3.3 Request to Extend Currency Period (s.101, Economic Development Act 2012)

Provide a statement outlining the reason for the extension:

Note: Landowner's consent is not required for a Request to Extend Currency Period

4. Attachments*

List of plans, drawings and reports lodged with the application *(If necessary, provide this list as an attachment)*

Description/Title

Prepared by

5. Project Cost*

Estimated total design and construction cost of the proposal / \$
project *(excluding land value/cost)*

6. Owner's Consent*

In providing consent, each land owner is consenting to the lodgement of the application under the Economic Development Act 2012.

Is written consent of the owner required for this Application?

(refer sections 82 and 99 Economic Development Act 2012)

No *(provide reason, ie. Not required for Request to Extend Currency Period or Operational work, unless work is to be carried out below the high-water mark and outside the boundaries of a canal)*

Yes - consent letter(s) attached

It is the responsibility of the Applicant to ensure the accuracy and authenticity of the application, including ownership or consent details. However, the assessment manager will review the information supplied in greater detail, where considered necessary. Refer to the owner's consent templates and EDQ Practice note 21: Owner's consent for further guidance on the provision of valid owner's consent [Forms and Guidelines](#)

7. Approval History*

Is there a Development Approval, granted under the *Integrated Planning Act 1997*, the *Urban Land Development Authority Act 2007*, the *Sustainable Planning Act 2009*, the *Planning Act 2016* or the *Economic Development Act 2012* still in effect for the land?

OR

Has any prelodgement advice been provided by EDQ?

8. Privacy Statement

Personal information in this form is collected by the Minister for Economic Development Queensland (**MEDQ**) for the purposes of administering the *Economic Development Act 2012* (**ED Act**).

The information in this form including personal information will be used by the delegates of MEDQ, third parties engaged by MEDQ, local governments or distributor-retailers for a purpose under the ED Act and *Economic Development Regulation 2023*. MEDQ may provide to third parties or publish the information if required or authorised by the ED Act, *Information Privacy Act 2009*, the *Right to Information Act 2009*, other legislation or by law.

MEDQ's privacy policy containing the following information is available on its website:

- how an individual may access the personal information about the individual that is held by MEDQ and seek the correction of the information;
- how the individual may complain about a breach of the Queensland Privacy Principles or any QPP code and how MEDQ will deal with the complaint.

MEDQ is not likely to disclose the personal information to entities outside of Australia.

9. Applicant's Declaration and Acknowledgement*

By making this application, I declare that all information in this application is true and correct to the best of my knowledge.

I acknowledge that if any information provided in this application is knowingly false or misleading, I may be exposed to penalties under section 165 of the Economic Development Act 2012.

I consent to any information relating to this application being given to me by an electronic communication in accordance with the Electronic Transactions (Queensland) Act 2001.

I acknowledge that the owner's consent and application fee must be provided to EDQ within twenty (20) business days of the application being lodged. After this time, the application will not be accepted as a properly made application unless an agreement is in place between the parties.



ATTACHMENT 2

Landowner Consent

**Company owner's consent to the making of a development application
under the *Planning Act 2016***

I, DARWIN KING

Director of the company mentioned below

AND

I, MICHELLE KING

Director of the company mentioned below

[Delete the above where company owner's consent must come from both director and director/secretary]

Of FLINDERS LAND HOLDINGS PTY LTD A.C.N. 602 362 443

[Insert name of company and ACN.]

the company being the owner of the premises identified as follows:

LOT 500 ON SP345739

consent to the making of a development application under the *Planning Act 2016* by:

PACIFIC INTERNATIONAL DEVELOPMENT CORPORATION PTY LTD ATF THE PIDC TRUST
C/- URBAN PLANNING SERVICES PTY LTD

[Insert name of applicant.]

on the premises described above for:

OPERATIONAL WORKS APPLICATION – SIGNAGE APPLICATION

[Insert details of the proposed development, e.g. material change of use for four-storey apartment building.]

Company Name and ACN: FLINDERS LAND HOLDINGS PTY LTD A.C.N. 602 362 443



.....
Signature of Director

26/06/2026

.....
Date



.....
Signature of Director

26/06/2026

.....
Date

[Delete the above where there is a sole director/secretary for the company giving the owner's consent.]



ATTACHMENT 3

Title Search



Queensland Titles Registry Pty Ltd
 ABN 23 648 568 101

Title Reference:	51418881	Search Date:	24/06/2026 15:17
Date Title Created:	08/05/2026	Request No:	56647764
Previous Title:	51417350		

ESTATE AND LAND

Estate in Fee Simple

LOT 500 SURVEY PLAN 345739
 Local Government: LOGAN

REGISTERED OWNER

INTEREST

Dealing No: 724883660 07/05/2026

FLINDERS LAND HOLDINGS PTY LTD A.C.N. 602 362 443 UNDER INSTRUMENT 717346470	TRUSTEE	1/7
FLINDERS LAND HOLDINGS PTY LTD A.C.N. 602 362 443 UNDER INSTRUMENT 717346470	TRUSTEE	1/7
FLINDERS LAND HOLDINGS PTY LTD A.C.N. 602 362 443 UNDER INSTRUMENT 717346470	TRUSTEE	1/7
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FLINDERS LAND HOLDINGS PTY LTD A.C.N. 602 362 443 UNDER INSTRUMENT 717346470	TRUSTEE	1/7
FLINDERS LAND HOLDINGS PTY LTD A.C.N. 602 362 443 UNDER INSTRUMENT 717346470	TRUSTEE	1/7

AS TENANTS IN COMMON

EASEMENTS, ENCUMBRANCES AND INTERESTS

- Rights and interests reserved to the Crown by
Deed of Grant No. 10334140 (POR 23)
- MORTGAGE No 724168673 01/07/2025 at 10:19
NATIONAL AUSTRALIA BANK LIMITED A.C.N. 004 044 937
- EASEMENT IN GROSS No 724847310 22/04/2026 at 14:23
burdening the land
LOGAN CITY COUNCIL
over
EASEMENT O ON SP345738

ADMINISTRATIVE ADVICES

NIL

UNREGISTERED DEALINGS

NIL

Caution - Charges do not necessarily appear in order of priority

** End of Current Title Search **



ATTACHMENT 4

Environmental Management and Contaminated Land Search



Department of the Environment, Tourism, Science and Innovation (DETSI)
ABN 46 640 294 485
GPO Box 2454 Brisbane QLD 4001 AUSTRALIA
www.detsi.qld.gov.au

SEARCH RESPONSE
ENVIRONMENTAL MANAGEMENT REGISTER (EMR)
CONTAMINATED LAND REGISTER (CLR)

Transaction ID: 51172124 EMR Site Id: 24 June 2026
This response relates to a search request received for the site:
Lot: 500 Plan: SP345739

EMR RESULT

The above site is NOT included on the Environmental Management Register.

CLR RESULT

The above site is NOT included on the Contaminated Land Register.

ADDITIONAL ADVICE

All search responses include particulars of land listed in the EMR/CLR when the search was generated.
The EMR/CLR does NOT include:-

1. land which is contaminated land (or a complete list of contamination) if DETSI has not been notified
2. land on which a notifiable activity is being or has been undertaken (or a complete list of activities) if DETSI has not been notified

If you have any queries in relation to this search please email emr.clr.registry@detsi.qld.gov.au

Administering Authority



ATTACHMENT 5

Town Planning Report



TOWN PLANNING REPORT

Lot 500 Bushman Drive,
RIVERBEND

Operational Works
Development Application for Advertising Device

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Town Planning Report

25 June 2026

Author: Sheena Phillips

File Reference: 3231-013

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1 Introduction

Urban Planning Services Pty Ltd ('**UPS**') acts on behalf of Pacific International Development Corporation Pty Ltd (the 'Applicant', or, PIDC) in the lodgement of a Development Application seeking approval for Operational Works for two (2) Advertising Devices to Economic Development Queensland ('EDQ') located at Lot 500 Bushman Drive, Riverbend, properly described as Lot 500 SP345739 (the '**subject site**').

Pursuant to the Greater Flagstone Priority Development Area the subject site is located within the Urban living zone *Table 2 – Levels of Assessment*, the proposed 'Advertising Device' is not listed under Column 1 (Accepted Development), Column 2 (Accepted Subject to Requirements) or Column 3B (Prohibited Development) and therefore falls under the Column 3A (Permissible Development) as all development not defined in Schedule 2. The proposed development, therefore, is a form of development made assessable by the Greater Flagstone Priority Development Area Development Scheme.

The proposed advertising device is consistent with the intent of the Urban Living Zone of the Greater Flagstone PDA and outcomes of the Advertising Devices Code pursuant to the Logan Planning Scheme 2015. The devices are appropriately scaled, sensitively designed, and positioned to maintain the visual amenity and safety of the surrounding area.

The site's location within the Greater Flagstone Priority Development Area, combined with its open streetscape and lack of existing signage, provides a suitable context for development-related advertising. The proposal will not result in adverse amenity impacts and will support the effective communication of new development within an evolving urban growth corridor.

2 Volume Structure of Application

The Applicant has engaged a suitable qualified and experienced Project Team, as set out below, to bring forward a new residential development of exceptional quality at the subject site, as proposed in this Development Application. The Project Team is summarised as follows.

Table 1: Project Team

CONSULTANT	DISCIPLINE
URBAN PLANNING SERVICES (UPS)	Town Planning
RPS	Surveyor

The volume structure of this application is set out below.

Table 2: Structure of Application – Documentation

ATTACHMENT NO.	DOCUMENT
COMPLETE APPLICATION PACKAGE	
1	DA Form 1
2	Landowner's Consent
3	Title Search & Survey Plan
4	Environmental Management and Contaminated Land Search
5	Town Planning Report
6	Advertising Device Development Code – Logan Planning Scheme 2015
7	Proposed Advertising Device Plans prepared by Urban Planning Services
8	Survey Plan prepared by RPS

3 Site and Development Parameters

A summary of the site and development parameters are outlined in tabular form below.

Table 3: Site and Development Parameters

PROPERTY DETAILS	ADDRESS	LOT & RP	AREA
	Lot 500 Bushman Drive, Riverbend (Stage 1)	LOT 500 SP345739	2,035M ²
APPLICANT	Pacific International Development Corporation Pty Ltd C/- Urban Planning Services Pty Ltd PO Box 2091 Surfers Paradise QLD 4217		
PDA APPLICATION	Operational Works • Two (2) Advertising Devices		
LOCAL AUTHORITY	Minister of Economic Development Queensland ('MEDQ')		
STATE LEGISLATION	<i>Economic Development Act 2012</i>		
NAME OF PRIORITY DEVELOPMENT AREA ('PDA')	Greater Flagstone Priority Development Area Development Scheme		

3.1 Allotment Address and Description

The subject site is irregular in shape, and is situated at Lot 500 Bushman Drive, Riverbend (Stage 1), properly described as Lot 500 sp345739. The subject site comprises a total area of 2,035m² and is unencumbered. An aerial view of the subject site is presented in the figure below, with the site identified by red outline.

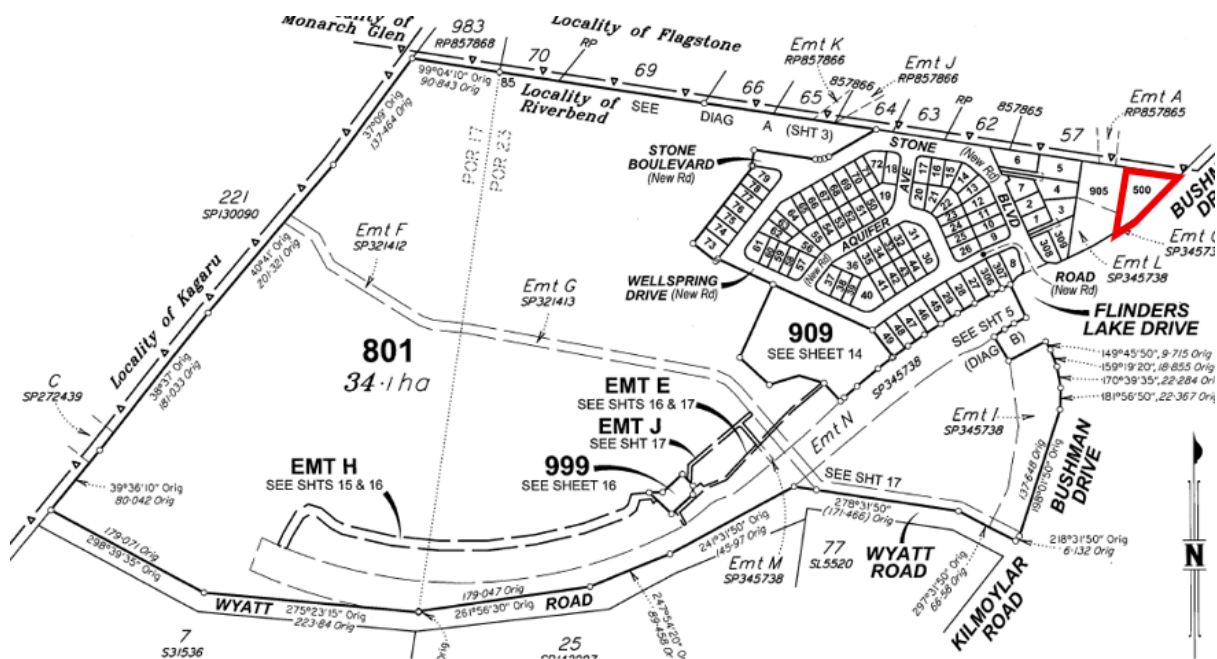


Figure 1: Survey Plan of Site Location



Figure 2: Aerial of Site Location

3.2 Existing Improvements

Lot 500 is located within Stage 1 of the Riverstone Springs Estate and is currently improved by the Riverstone Springs Sales Office and associated landscaping.



Figure 3: Existing Improvements

3.3 Immediate and Surrounding Area

The land surrounding the subject site comprises of rural residential properties, vegetated lots and vacant land.

4 Approval History

A summary of the development approval details that relate to the subject site are detailed in **Table 2** below.

Table 4: Summary of Approvals

STATUS	DATE	DESCRIPTION	FILE REFERENCES
APPROVED	30 July 2019	PDA Development Approval for a Development Permit for Reconfiguring a Lot for a 2 into 313 Lots with associated Roads, Parks with a Plan of Development and a Material Change of Use for a Utility Installation (Waste water pump station)	DEV2018/988
APPROVED	28 January 2020	Section 99 Approval – Application to change Development Permit: • Endorse an amended Sewer IMP (Version 23305-ALL Revision C, dated 19 December 2019); and • Amend Condition 22 and Condition 23 to remove references to the Rising Main Injection to the DN620 Sub-Regional Rising Main being temporary.	DEV2018/988
APPROVED	8 March 2022	Section 99 Approval - Application to change Development Permit: • Updated Plan of Subdivision; • Updated Plan of Development; and • Revised Vegetation Management Plan.	DEV2018/988/5
APPROVED	4 June 2024	Section 99 Approval - Application to change Development Permit: • Updated Plan of Development and amendment to Condition 14 timing	DEV2018/988/9
APPROVED	17 April 2025	Section 99 Approval - Application to change Development Permit: • Update Plan of Development, • Update Plan of Subdivision, • Condition 11, 13, 14, 15 – Amended to allow for the plan sealing of the first five (5) stages. • Condition 20 – Removed • Condition 42 – Amended to be consistent with the plan of subdivision / plan of development, and • Administrative amendments for consistency with current EDQ drafting practice.	DEV2018/988/13
APPROVED	20 November 2025	Section 99 Approval - Application to change Development Permit DEV2018/988/13: • Lot 202 and 203 boundary adjustment; • 'Build to boundary permitted' adjustment	DEV-2025-FLA-3945

5 Proposed Development

The advertising device is proposed lot 500 of the Riverstone Springs Estate sign being located within Stage 1 as shown below in figure 4. Each sign has been strategically located on the boundary of the allotment clear of existing vegetation and required sightlines.

Each sign has been strategically located on the boundary of the allotment clear of existing vegetation and required sightlines.



Figure 4: Proposed Signage Site Plan

The advertising device will have two (2) sign faces, one orientated to vehicles travelling north along Flinders Lake Drive and one orientated to vehicles travelling south along Bushman Road. Positioned 2 metres off the ground, the advertising device will have a total face area of 36m² (18m² per sign face) and will not be illuminated.

Advertising content will relate to the PACIFIQ development. It will advertise PACIFIQ and direct vehicles to the Display village, sales office and Flinders Lakes area.

The advertising device is proposed to operate for 8 years, after this time, advertising will be focused within the PACIFIQ Development area

The key details of the proposed advertising device are included in the table below:

Table 5: Application Details

COMPONENT	DETAILS
ADVERTISING DEVICE TYPE	Off-premises (Freestanding Sign)
SIGNAGE STRUCTUEW	V Structure Billboard
FACE AREA	18m ² per side Total face area: 36m ²
HEIGHT	5 metres
DIMENSIONS	6,000mm (W) x 3,000mm (H) – per side
ILLUMINATION	No illumination
SIGNAGE DESCRIPTION	- Support the Pacifiq development - Direct prospective residents to the Pacifiq development area (Flinders Lakes)
OPERATIONAL PERIOD	Operational Period limit to 8 years from construction

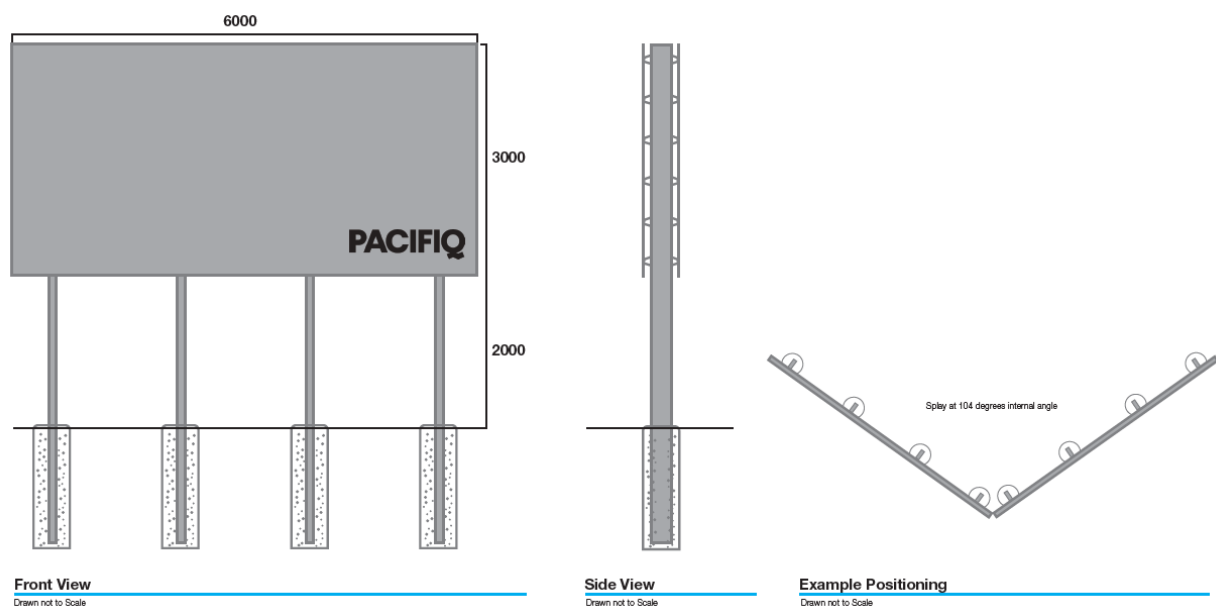


Figure 5: Proposed sign



Figure 6: Proposed sign location and artist impression

6 Planning legislation

The following section reviews key relevant provisions of the *Economic Development Act 2012*, *Planning Act 2016* (the 'PA'), and the *Planning Regulation 2017* (the 'PR'), and other directly related statutory instruments, in relation to this Development Application.

As this Development Application falls under the defined Greater Flagstone PDA, the subject site is removed from the typical planning processes associated within the PA, as it has been deferred to the EDA. Development in these prescribed PDA areas through the EDA is intended to be streamlined through effective plan making and development assessment processes with shorter timeframes and fewer requirements than the PA.

The process for development assessment differs significantly between the EDA and PA, due to the removal of the state agency referral process and appeals against development assessment decisions under the EDA. The removal of state agency referrals is recognition of the collaboration with state agencies during the plan making process to resolve issues. The lack of an appeals process is to avoid potential delays to development within PDA areas, which would undermine the objectives of the EDA to facilitate economic development.

Specifically, under the EDA:

- There are no state agency referrals;
- There are no negotiated decisions;
- There are no third party appeal rights; and
- An applicant can only appeal a nominated assessing authority condition.

6.1 Development Type

The term “**development**” is defined in Schedule 2 of the PA to mean:

‘development means –

- a) *carrying out*
 - i. *building work;*
 - ii. *plumbing or drainage work;*
 - iii. *operational work; or*
- b) *reconfiguring a lot; or*
- c) *making a material change of use of premises.’*

This Development Application seeks approval for development in the form of “*making a material change of use of premises*”.

6.2 Assessable Development

The term “**PDA assessable development**” is defined at section 33(3) of the *Economic Development Act 2012* as follows:

- (3) *PDA assessable development is—*
 - (a) *development that a regulation provides is PDA assessable development; or*
 - (b) *development that a relevant development instrument for a priority development area provides is PDA assessable development, including PDA-associated development identified in the instrument; or*
 - (c) *PDA-associated development declared for a priority development area under section 40C(1) and identified by MEDQ under that section to be PDA assessable development*

A review of Urban living zone *Table 2 – Levels of Assessment*, the proposed ‘Advertising Device’ is not listed under Column 1 (Accepted Development), Column 2 (Accepted Subject to Requirements) or Column 3B (Prohibited Development) and therefore falls under the Column 3A (Permissible Development) as all development not defined in Schedule 2.

The proposed development overall, therefore, is a form of development made assessable by the Greater Flagstone Priority Development Area Development Scheme.

6.3 Public Notification

Section 3.2.10 of the Greater Flagstone PDA states:

A UDA development application will require public notification¹ if the application:

- *includes a proposal for development which does not comply with the zone intents*
- *is accompanied by a context plan required under section 3.2.8, or*
- *is for development which, in the opinion of the ULDA, may have undue impacts on the amenity or development potential of adjoining land under separate ownership, including development for a non-residential use adjacent to land approved for or accommodating a residential use in the urban living zone.*

The ULDA may require public notification in other circumstances if the development application is for a use, or of a size or nature which, in the opinion of the ULDA, warrants public notification.

The proposed advertising device does not trigger the public notification provisions of the Greater Flagstone PDA Development Scheme. The development is consistent with the intent of the Urban Living Zone, is not accompanied by a context plan required under section 3.2.8, and is not of a size, scale or nature that would result in undue impacts on the amenity or development potential of adjoining land under separate ownership. The proposal comprises of two (2) standalone advertising devices intended to promote the future residential development of the subject land and will not introduce an ongoing non-residential land use or adversely affect surrounding residential development. Accordingly, the application does not satisfy any of the circumstances requiring public notification and may be determined without public notification.

6.4 State Planning instruments

The application has been assessed against the following State Planning Instruments.

Table 6: State Planning instruments

INSTRUMENTS	TITLE
State Planning Policy	The proposal does not trigger assessment against any benchmarks within the State Planning Policy.
South East Queensland Regional Plan	The proposal is consistent with the goals, elements and strategies; and the Southern Sub-regional directions of the South East Queensland Regional Plan 2017 (ShapingSEQ).
Planning Regulation 2017 / Economic Development Queensland Act 2012	The <i>Planning Regulation 2017</i> supports the principal planning laws by outlining the mechanics for the operation of the <i>Planning Act 2016</i>. It documents practical matters such as: • how development applications are categorised; • who will assess the development application; and • the matters that trigger state interests. ○ The proposed development requires referral to the Department of State Development, Infrastructure, Local Government and Planning to undertake a State interest check, in accordance with s87(1)(b) of the <i>EDQ Act 2012</i>.

7 Greater Flagstone Priority Development Area (PDA)

The Greater Flagstone PDA Development Scheme was declared by the State Government on 8 October 2010.

The subject site is located Urban Living Zone of the Greater Flagstone PDA Scheme. Pursuant to Schedule 2 of the Greater Flagstone PDA Scheme, use definitions applicable to the Greater Flagstone PDA scheme are derived from the Planning Regulation 2017.

The term “**operational work**” is defined in Schedule 2 of the PA to mean:

‘operational work means work, other than building work or plumbing or drainage work, in, on, over or under premises that materially affects premises or the use of premises.’

This proposal involves an Operational Work in the form of an Advertising Device.

7.1 Assessment against the Greater Flagstone Priority Development Area Scheme

7.1.1 Urban Living Zone Intent

Pursuant to the Greater Flagstone Priority Development Area the subject site is located within the Urban living zone as identified below.



The urban living zone applies to most of the area intended for urban development in the UDA. The majority of the zone is intended to be developed as neighbourhoods focused on identifiable and accessible centres and comprising a mix of residential development including houses, multiple residential and other residential and live work opportunities through home based business.

The urban living zone is also intended to accommodate a wide range of other non-residential uses.

These other uses include:

- *District centres and neighbourhood centres*
- *a community greenspace network comprising parks, environmental areas, significant tracts of koala habitat and open space corridors along waterways*
- *local employment areas such as small scale industry and business areas and local shops*
- *specific facilities and institutions such as educational establishments, child care centres and community facilities.*

The UDA wide criteria provide guidance about the preferred nature and locations for some of these uses, but their actual location, nature and extent will be determined through more detailed local area planning and the preparation of context plans by applicants as outlined in section 3.2.5.

Other than in identified centres, non-residential uses may be approved in the urban living zone where it is demonstrated to the satisfaction of the ULDA that:

- *the proposed use has appropriate vehicular access that will not result in excessive numbers of vehicles passing through residential areas*
- *cater for the needs of the immediate community and are consistent with or do not compete/undermine the vitality of the centres hierarchy*
- *any impacts associated with the use (e.g. noise, dust, emissions) will not affect residential or other sensitive uses.*

Reference should be made to the applicable ULDA guideline for further detail on the preferred locations, scale, form and nature of development in the urban living zone.

The urban living zone uses may also accommodate interim uses such as:

- *Agriculture*
- *Agriculture supply store*
- *Animal keeping and husbandry*
- *Intensive horticulture.*

APPLICANTS COMMENTS:

The proposed advertising device is intended to provide temporary signage associated with the marketing and sale of the approved and planned residential community within Greater Flagstone. The advertising device is directly linked to the orderly delivery of the urban development anticipated by the PDA and supports the establishment of the future neighbourhoods, centres and community infrastructure envisaged by the development scheme.

The proposal does not seek to establish an ongoing commercial advertising use or introduce a stand-alone non-residential activity within the Urban Living Zone. Rather, the advertising device is an ancillary component of the residential estate development process and will operate for a limited period to assist in the promotion of future residential land releases and associated community investment.

The proposed advertising device is appropriately located on a transport corridor, ensuring that it is readily visible to passing motorists without generating additional traffic movements through existing or future residential neighbourhoods. The development therefore maintains appropriate vehicular access arrangements and will not result in excessive vehicle movements through residential areas.

The proposal is also consistent with the intended function of the Urban Living Zone, as it supports the delivery of the planned residential community and associated infrastructure rather than competing with or undermining the established or planned centres hierarchy. The advertising content will be limited to the promotion of the residential development and associated land sales and will not advertise unrelated commercial products or businesses.

The advertising device is not anticipated to generate adverse amenity impacts. The proposal comprises a static sign with no associated operational activities, emissions, dust, odour or noise generation.

Furthermore, the proposal will not compromise the future development potential of the site or surrounding land. The advertising device occupies a relatively small footprint, is capable of removal once no longer

required for estate marketing purposes and does not inhibit the ultimate development outcomes envisaged by the Urban Living Zone.

Accordingly, the proposal supports the orderly implementation of the Greater Flagstone PDA Development Scheme by facilitating the marketing of future residential neighbourhoods while maintaining consistency with the intent of the Urban Living Zone and protecting the amenity and function of surrounding land uses.

7.1.2 Advertising Device Code Logan Planning Scheme 2015

The proposed development has been assessed against the applicable Development Code of the Logan Planning Scheme, version 9.2 in accordance with footnote 12 of the Greater Flagstone Priority Development Area Scheme which is provided below.

Advertising devices: Advertising devices are in accordance with standards set out in the planning scheme¹².

- cater for the needs of display homes and businesses to clearly identify the location, the goods or services which are supplied to the public*
- are consistent with the scale and design of existing buildings and other works on the site and in the locality, and complement the local streetscape*
- where appropriate, reflect the character of the area*
- are sited and provided on premises having regard to safety and amenity.*

**12 Refer to Beaudesert Shire Planning Scheme 2007, Chapter 5, Part 3, Division 2 Advertising Devices Code.*

Performance outcome 1 – Visual Amenity and Safety of Movement Network

Performance Outcome	Acceptable Outcome
PO1 An advertising device is designed and located: a) to be compatible and visually integrate with the built form and streetscape; b) to be safe for pedestrians, cyclists and vehicular traffic; c) to not cause a distraction to road users or light nuisance to residents.	AO1.2 An off-premises sign complies with Table 9.4.1.3.3 - Maximum face area of off-premises advertising devices in all zones or precincts.

APPLICANTS COMMENTS:

Although the proposed advertising device does not satisfy AO1.2, compliance with the Acceptable Outcome is not necessary where the Performance Outcome can otherwise be achieved.

The proposed advertising device is located within the Urban Living Zone of the Greater Flagstone Priority Development Area. Table 9.4.1.3.3 of the Logan Planning Scheme 2015 does not include provisions for the Urban Living Zone as this zone forms part of the Greater Flagstone PDA planning framework. For the purposes of this assessment, the Medium Density Residential Zone has been adopted as the closest comparable zone, which identifies a maximum off-premises sign face area of 0m². This reflects that off-premises advertising devices are generally not anticipated.

Notwithstanding this technical non-compliance, the proposal achieves the intent of PO1 having regard to the unique characteristics of the site, the emerging nature of the Greater Flagstone PDA and the function of the proposed signage.

The advertising device is intended to promote a nearby master planned residential community and will assist with wayfinding to development occurring within the Priority Development Area. The surrounding locality is currently characterised by emerging residential development, expansive road corridors and undeveloped land, rather than an established residential streetscape. Consequently, the proposed sign will integrate with the evolving urban environment without appearing visually dominant or inconsistent with the intended character of the locality.

The sign has been designed to be compatible with its surroundings through:

- its location on an allotment with substantial road frontage, providing generous separation from adjoining development;
- a scale that is proportionate to the width and speed environment of the adjoining road corridor and appropriate for motorists travelling through the area;
- a simple and uncluttered design that contains a single static advertising panel without excessive graphics or messaging; and
- orientation toward the road within the Greater Flagstone PDA, ensuring the sign is viewed primarily by passing motorists rather than nearby residential properties.

The proposed advertising device will not create unacceptable impacts on pedestrian, cyclist or vehicular safety. The sign is positioned outside traffic sightlines, maintains appropriate setbacks from the roadway and does not interfere with the safe operation of the road network. Furthermore, the advertising device is static and does not incorporate digital display, animation, moving images or illumination. As such, it will not create unnecessary distraction for motorists or light spill affecting surrounding residential properties.

The locality contains very limited advertising signage and the proposal will not contribute to visual clutter. Having regard to the scale of the site, the emerging urban context and the temporary promotional role of the sign in supporting development within the Greater Flagstone Priority Development Area, the proposal represents an appropriate planning outcome that satisfies the intent of PO1 despite not complying with AO1.2.

8 Conclusion

Urban Planning Services Pty Ltd ('UPS') acts on behalf of Pacific International Development Corporation Pty Ltd (the 'Applicant', or, PIDC) in the lodgement of a Development Application seeking approval for Operational Works for two (2) Advertising Devices to Economic Development Queensland ('EDQ') located at Lot 500 Bushman Drive, Riverbend, properly described as Lot 500 SP345739 (the 'subject site').

The proposed advertising device is consistent with the intent and outcomes of the Advertising Devices Code under the Logan Planning Scheme 2015. The device is appropriately scaled, sensitively designed, and positioned to maintain the visual amenity and safety of the surrounding area.

The site's location within the Greater Flagstone Priority Development Area, combined with its open streetscape and lack of existing signage, provides a suitable context for development-related advertising. The proposal will not result in adverse amenity impacts and will support the effective communication of new development within an evolving urban growth corridor.

Accordingly, the proposed advertising device represents a reasonable and appropriate form of development and warrants approval.

Should you have any further questions during your consideration of this application please Sheena Phillips on telephone number (07) 5570 4994 or email sphillips@urbanps.com.au.

Yours faithfully



Director & Town Planner
Urban Planning Services Pty Ltd
Office Telephone: (07) 5570 4994



ATTACHMENT 6

Advertising Device Development Code - Logan
Planning Scheme 2015



9.4 Other development codes

9.4.1 Advertising device code

9.4.1.1 Application

1. This code applies to:
 - a. accepted development (subject to requirements) and code assessable operational work - advertising device for which the Advertising device code is identified in the 'assessment benchmarks for assessable development and requirements for accepted development' column in Table 5.8.1 - Operational work in Part 5 - Tables of assessment;
 - b. operational work - advertising device made impact assessment in Table 5.8.1 - Operational work in Part 5 - Tables of assessment.
2. When using this code, reference should be made to section 5.3.2 - Determining the category of development and category of assessment and, where applicable, section 5.3.3 - Determining the 'assessment benchmarks for assessable development and requirements for accepted development' located in Part 5 - Tables of assessment.

9.4.1.2 Purpose

1. The purpose of the code is to:
 - a. protect the amenity of the surrounding area;
 - b. maintain the safety of the movement network.
2. The purpose of the code will be achieved through the following overall outcomes:
 - a. An Advertising device is designed and located to:
 - i. protect the visual amenity of the surrounding area;
 - ii. not adversely affect the safe function and operation of the movement network.

9.4.1.3 Assessment benchmarks for assessable development and requirements for accepted development

Part A - Requirements for accepted development (subject to requirements) and assessment benchmarks for assessable development

Table 9.4.1.3.1 - Advertising device code: accepted development (subject to requirements) and assessable development

Performance outcomes	Acceptable outcomes	Comments
For accepted development (subject to requirements) and assessable development		
Visual amenity and safety of movement network		
PO1	AO1.1	The proposed Advertising Device is a free standing sign located within the Urban Living

An advertising device is designed and located: - to be compatible and visually integrate with the built form and streetscape; - to be safe for pedestrians, cyclists and vehicular traffic; - to not cause a distraction to road users or light nuisance to residents.	An advertising device is designed and located to comply with Table 9.4.1.3.2 - Standards for signs. AO1.2 An off-premises sign complies with Table 9.4.1.3.3 - Maximum face area of off-premises advertising devices in all zones or precincts.	Zone pursuant to the Greater Flagstone PDA Scheme where the overall height is a maximum of 5 metres. As the Logan Planning Scheme does not include an Urban Living Zone, the requirements for the Medium Density Residential Zone has been which identifies a maximum face area is 0m² as such an alternate outcome is proposed. Please refer to the Town Planning report for discussion.
	AO1.3 An on-premises freestanding sign complies with Table 9.4.1.3.4 - Maximum face area for an on-premises freestanding sign.	
	AO1.4 An advertising device: - is not animated and does not rotate or flash; - that is illuminated or contains an electronic display: - does not contain scrolling, moving images or moving text; - does not obscure traffic signals, directional, regulatory or advisory road signage; - is not located to create an obstruction to a road user's clear line of vision to other road users; - is not located within 50 metres of: - a school zone; - an intersection; - an unsignalised pedestrian crossing; - a roundabout; - displays a message for a minimum display dwell time of 30 seconds; - ensures message changes are	

	instantaneous (within 0.5 seconds); vii. has luminous levels consistent with Table 9.4.1.3.5 - Luminance levels.	
PO2 An advertising device does not create visual clutter.	AO2.1 An advertising device is designed and located to comply with Table 9.4.1.3.2 - Standards for signs. AO2.2 No more than two free standing advertising devices are erected per 100 metre road frontage of a premises: a. where in: i. the Centre zone, other than in the Neighbourhood centre precinct; ii. the Low impact industry zone; iii. the Medium impact industry zone; iv. the Mixed use zone; v. the Specialised centre zone; b. with a separation distance of at least 60 metres from another freestanding sign on the same road frontage, or 200 metres if either sign has an electronic component. AO2.3 An off-premises sign is not located within 500 metres of another existing or approved off-premises sign, with a maximum of three off-premises signs in the same direction of travel in any five kilometres in: a. the Community facilities zone; b. the Emerging community zone; c. the Environmental management and conservation zone; d. the Recreation and open space zone;	The proposed off-premises sign is not located within 500 metres of another approved off-premises sign.

	e. land in a residential zone category; f. the Rural zone; g. the Rural residential zone.	
	AO2.4 An advertising device does not include bunting.	
For assessable development only		
Off-premises sign		
PO3 The view of a building entrance or an existing advertising device from a road is not obscured by a new off-premises sign.	AO3 No acceptable outcome provided.	The proposed free standing off-premises advertising device is appropriately located at the front of the property fronting Bushman Drive where the signage does not obstruct the property entrance.

Table 9.4.1.3.2 - Standards for signs

Column 1 Type of advertising device	Column 2 Standards	Column 3 Indicative figure
Above awning sign	a. has a maximum height of 0.5 metres above the awning, balcony or veranda; b. has a maximum width of 0.3 metres; c. does not project beyond the width of the awning, balcony or veranda or is not greater than 2.5 metres in length, whichever is the lesser; d. does not project within 0.45 metres of the vertical projection of the kerb; e. has a minimum clearance from the awning fascia of 0.3 metres; f. is not closer than 0.4 metres from any other above awning sign or a horizontal projecting wall sign; g. there is a maximum of one above awning sign per tenancy.	Figure 9.4.1.3.1 - Above awning sign
Banner sign	a. is not displayed for more than 30 days per calendar year; b. is static; c. there is a maximum of one banner sign per tenancy.	No figure
Below awning sign	a. has a maximum height of 0.5 metres below the awning, balcony or veranda;	Figure 9.4.1.3.2 - Below

	b. has a maximum width of 0.3 metres; c. does not project beyond the width of the awning, balcony or veranda or is not greater than 2.5 metres in length, whichever is the lesser; d. does not project within 0.45 metres of the vertical projection of the kerb; e. is not closer than 2.5 metres to any other below awning sign; f. has a minimum clearance above ground level of 2.4 metres; g. has nothing suspended from the below awning sign.	awning sign
Building façade sign	a. that is painted on, attached to or otherwise incorporated into a wall of a building does not project above the wall of the building; b. that is painted on, attached to or otherwise incorporated into a window of a building is limited to a window on the ground floor of the building; c. that is painted on, attached to or otherwise incorporated into the fascia of a building: i. does not project above or below the fascia of the building; ii. has a maximum height of one metre or 60% of the height of a fascia of the building, whichever is the lesser; iii. has a maximum total face of 25 percent of the building facade.	Figure 9.4.1.3.3 - Building façade sign
Directional sign	a. has a maximum height of 1.2 metres above ground level; b. has a maximum total face area of 1m².	No figure
Free standing sign	a. has a maximum height from ground level of: i. 12 metres in: A. the Centre zone, other than in the neighbourhood centre precinct; B. the Low impact industry zone; C. the Medium impact industry zone; D. the Mixed use zone; E. the Specialised centre zone; ii. 10.5 metres in Centre zone, Neighbourhood centre precinct; iii. 5 metres in all other zones; b. being a pole or pylon sign, has a minimum clearance above ground level of 2.4 metres where pedestrian access is to occur under the free standing sign; c. where an on-premises sign, has a maximum width of 4 metres; d. is not located within:	Figure 9.4.1.3.4 - Free standing sign

	i. 3 metres of a side or rear boundary of premises in a Centre zone; or ii. 10 metres of a side or rear boundary of premises not in a Centre zone; e. has a tenant directory sign where the development contains more than one tenancy.	
Horizontal projecting wall sign	a. does not project within 0.45 metres of the vertical projection of the kerb; b. has a maximum height above ground level of 3 metres; c. has a minimum clearance above ground level of 2.4 metres; d. there is a maximum of one horizontal projecting wall-sign per tenancy.	Figure 9.4.1.3.5 - Horizontal projecting wall sign
Roadside stall sign	a. has a maximum of two advertising devices displayed, in the form of a single-sided sign; b. has a maximum total face area of 1m².	No figure
Roof sign	a. has a maximum height of 0.9 metres; b. does not project past the side of a wall of the building; c. if erected on a roof that has a slope of more than five degrees, does not project above the highest point of the roof; d. there is a maximum of one roof sign per tenancy.	Figure 9.4.1.3.6 - Roof sign
Sales office sign	a. is located on premises lawfully operating as a Sales office; b. limited to one sign per road frontage; c. has a maximum face area of 5m².	No figure
Vertical projecting wall sign	a. has a minimum clearance above the ground level of 2.4 metres; b. does not project above the façade; c. does not project horizontally more than 1.2 metres from the façade; d. has a maximum width of 0.3 metres; e. has a maximum height of 2.4 metres; f. has a minimum distance to a side boundary of 1.2 metres; g. is a minimum of 0.6 metres above the roof of any awning measured from the bottom of the awning; h. there is a maximum of one vertical projecting wall sign per tenancy.	Figure 9.4.1.3.7 - Vertical projecting wall sign

Table 9.4.1.3.3 - Maximum face area of off-premises advertising devices in all zones or precincts

Column 1 Zone	Column 2 Precinct (where applicable)	Maximum total (cumulative) face area of all off-premises advertising devices for a premises, being whichever is the lesser of column 3 and column 4	
		Column 3	Column 4
Centre	District	1m ² per metre of road frontage	48m ²
	Local	0.5m ² per metre of road frontage	20m ²
	Neighbourhood	0.25m ² per metre of road frontage	5m ²
	Any other land in the Centre zone	1m ² per metre of road frontage	48m ²
Specialised centre	Albert River tourism; Logan River tourism; Highway business; Old Chatswood Road.	1m ² per metre of road frontage	48m ²
	Low impact office	0.5m ² per metre of road frontage	20m ²
Low impact industry	Not applicable	1m ² per metre of road frontage	48m ²
Medium impact industry	Not applicable	1m ² per metre of road frontage	48m ²
Mixed use	Not applicable	1m ² per metre of road frontage	48m ²
Community facilities Recreation and open space	All	0.5m ² per metre of road frontage where visible from a road	20m ² where visible from a road
Emerging community Environmental management and conservation Rural	All	0.25m ² per metre of road frontage	5m ²
Low density residential	All	0m ²	

Low-medium density residential Medium density residential Rural residential		Editor's note - Off-premises signs are not intended in these zones.
---	--	---

Table 9.4.1.3.4 - Maximum face area for an on-premises freestanding sign

Type of advertising device	Maximum total face area
Free standing sign where on premises	10m ² each side in the following zones: • Centre zone • Low impact industry zone • Medium impact industry zone • Mixed use zone • Specialised centre zone
	5m ² each side in all other zones

Table 9.4.1.3.5 - Luminance levels

Maximum output	Zone
500 cd/m ²	Low impact industry zone Medium impact industry zone
400 cd/m ²	Centre zone Mixed use zone Specialised centre zone
300 cd/m ²	All other zones not listed in this table

Figure 9.4.1.3.1 - Above awning sign

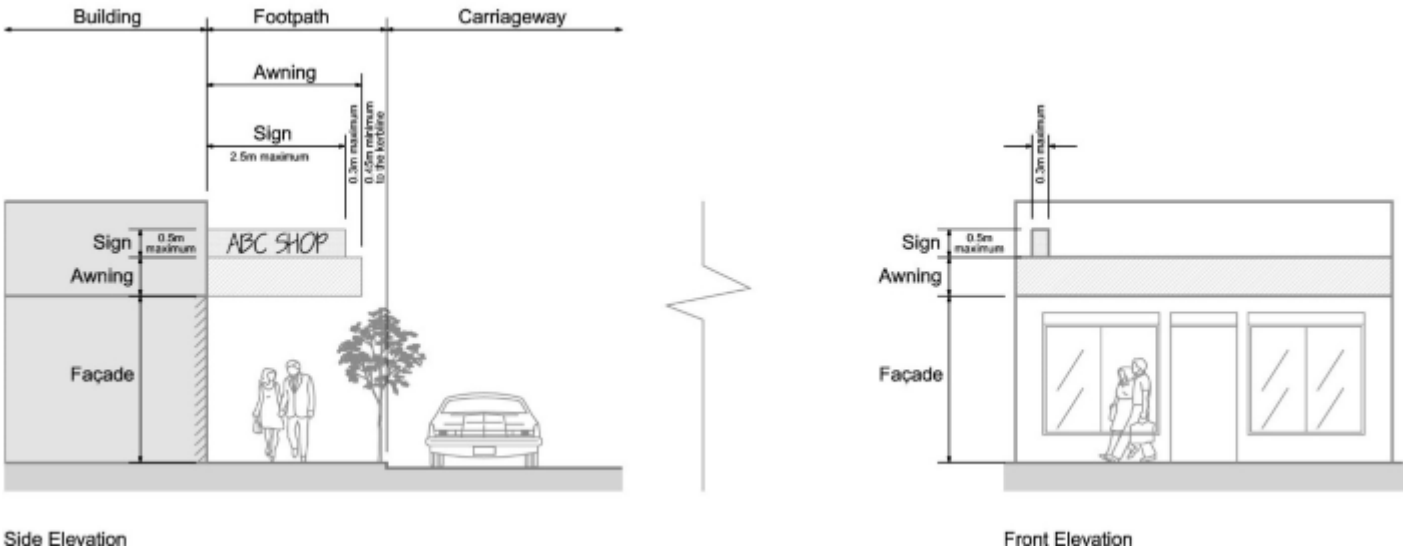


Figure 9.4.1.3.2 - Below awning sign

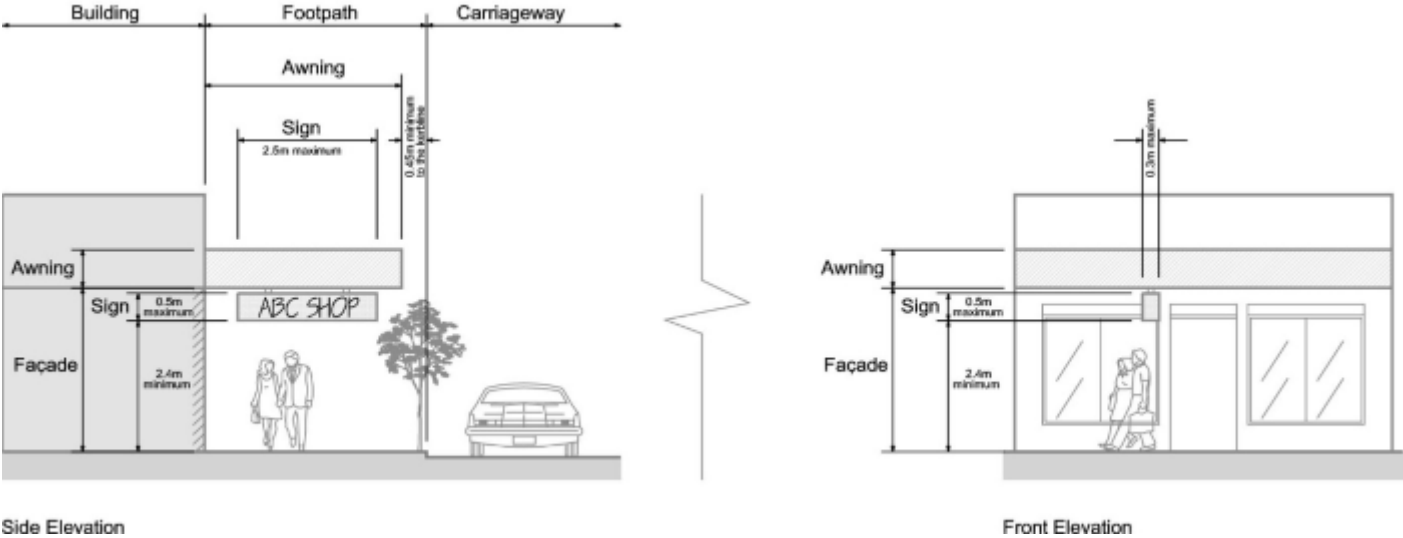


Figure 9.4.1.3.3 - Building façade sign

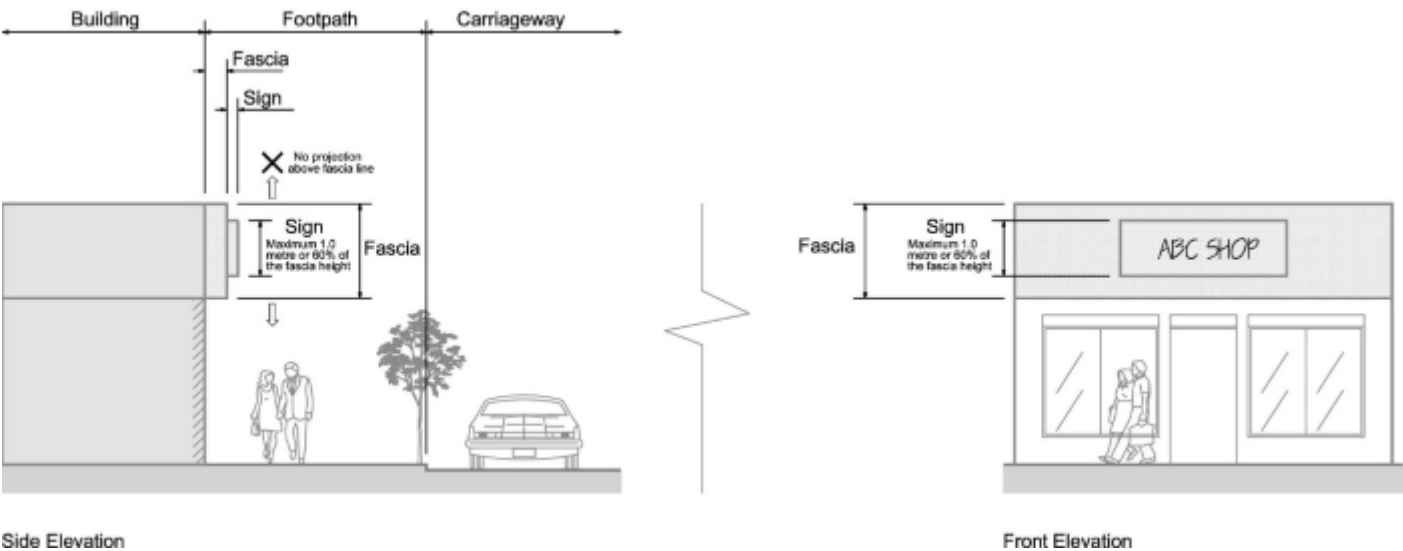


Figure 9.4.1.3.4 - Free standing sign

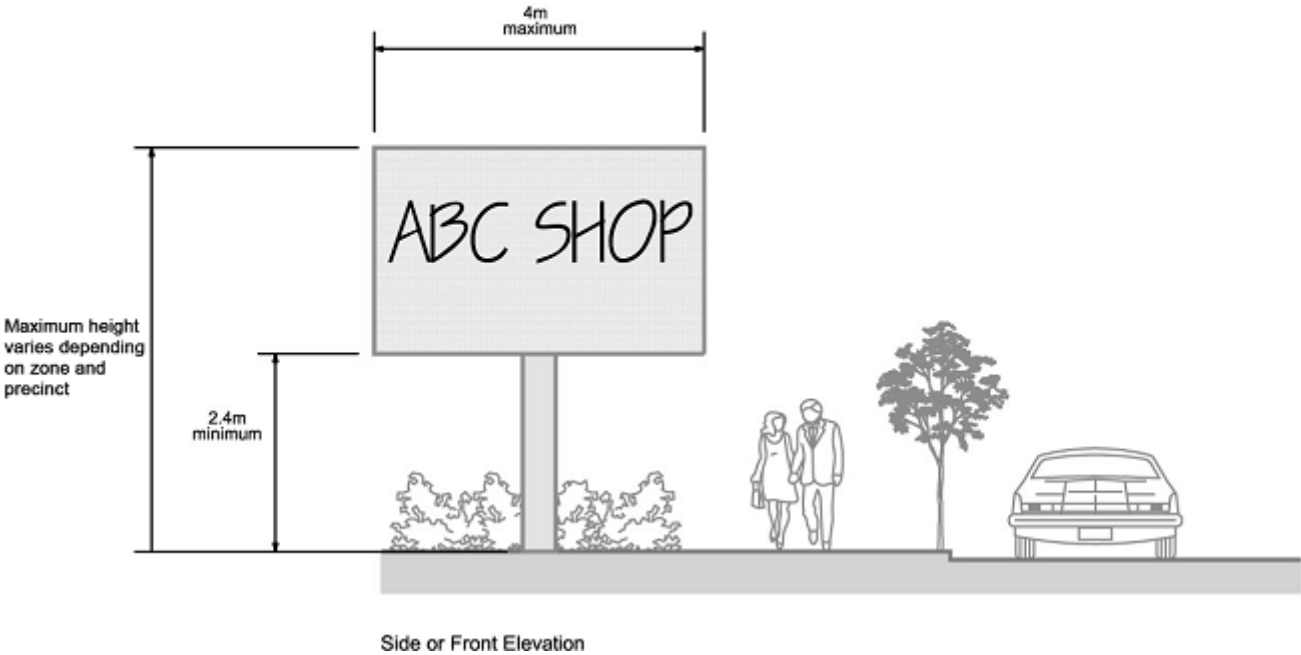


Figure 9.4.1.3.5 - Horizontal projecting wall sign

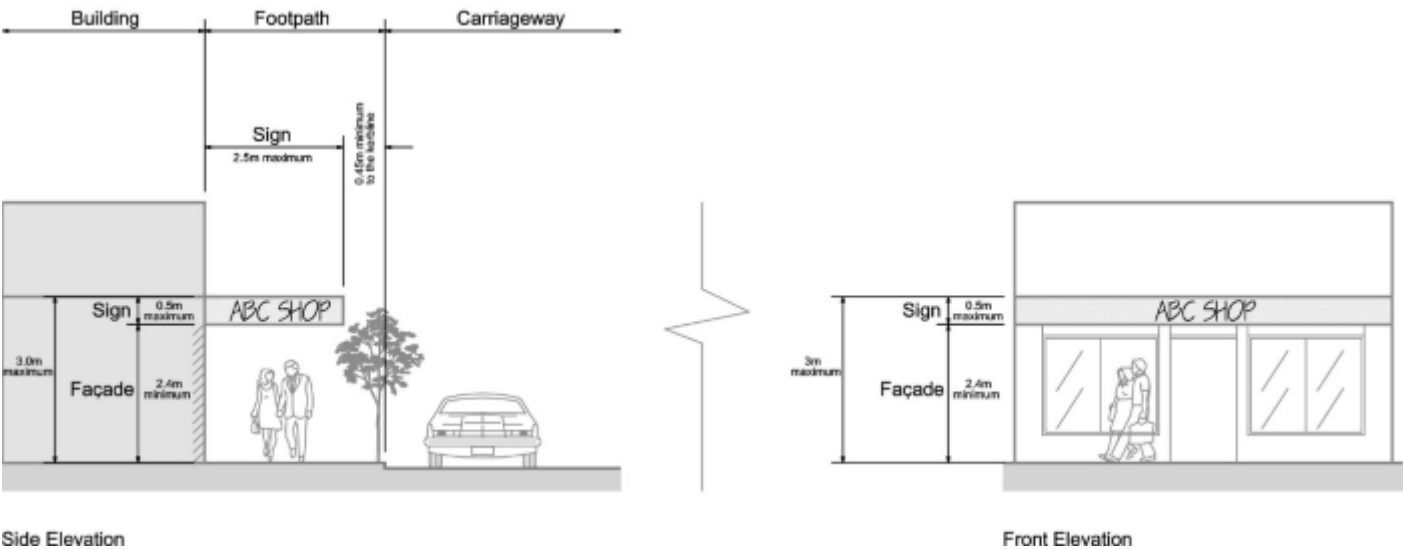


Figure 9.4.1.3.6 - Roof sign

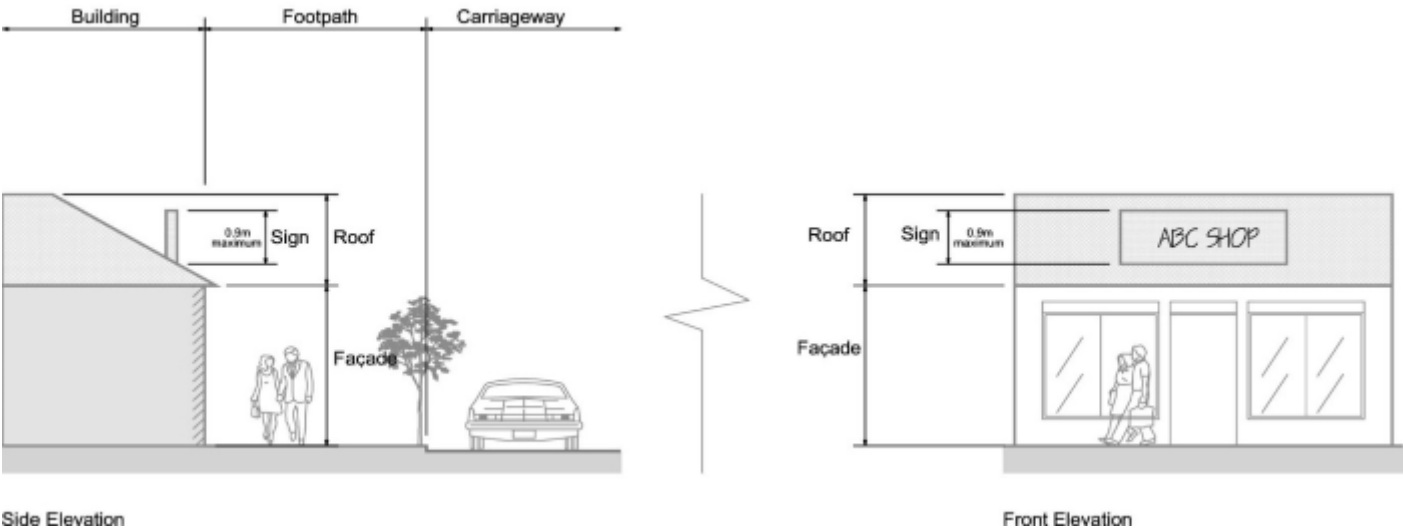
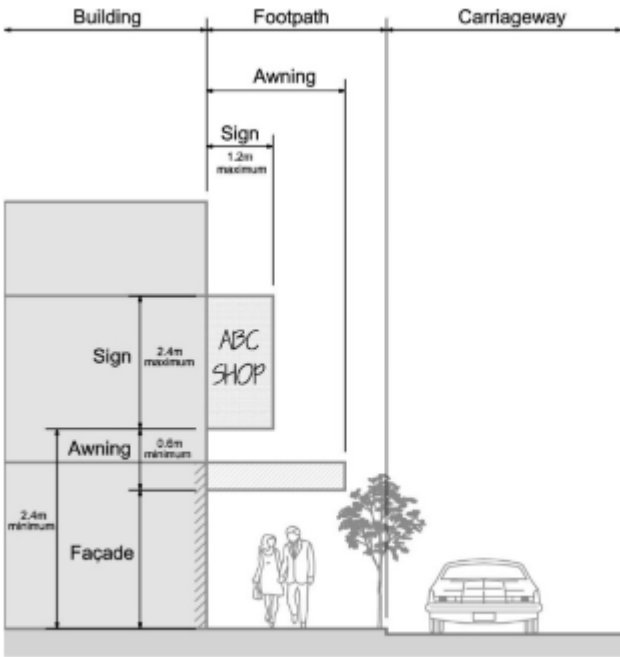
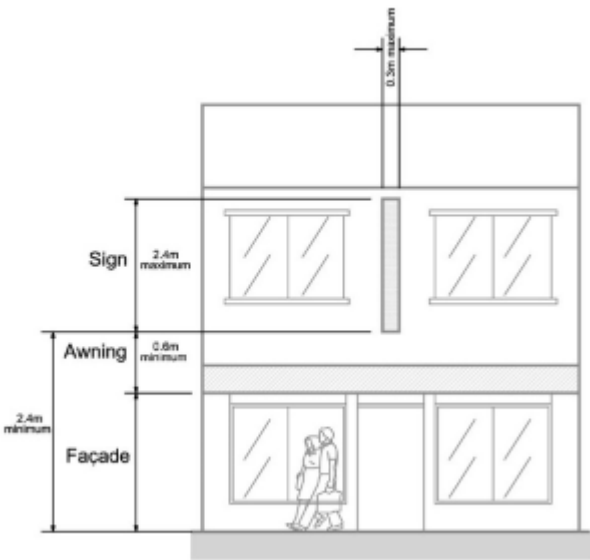


Figure 9.4.1.3.7 - Vertical projecting wall sign



Side Elevation



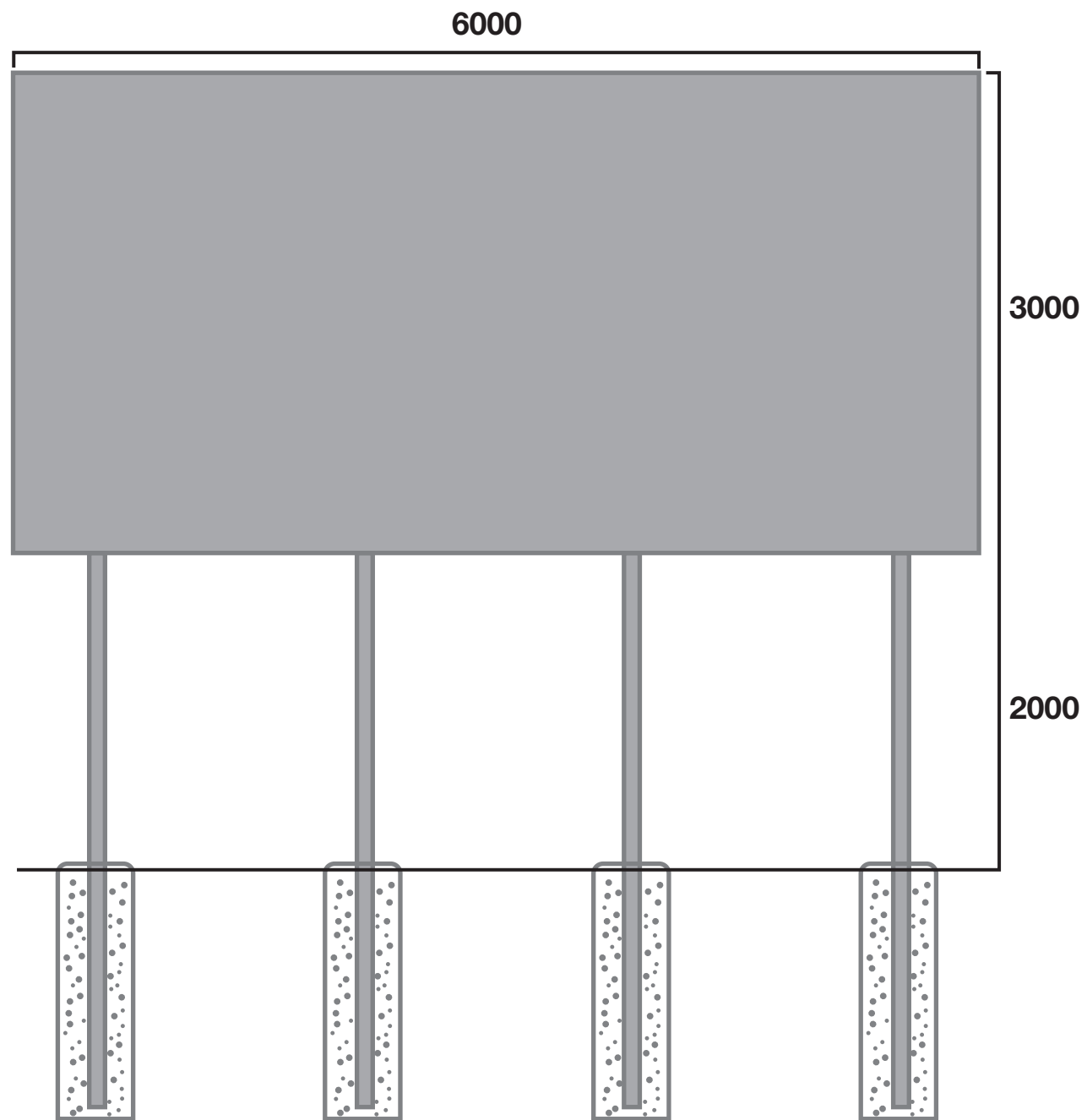
Front Elevation



ATTACHMENT 7

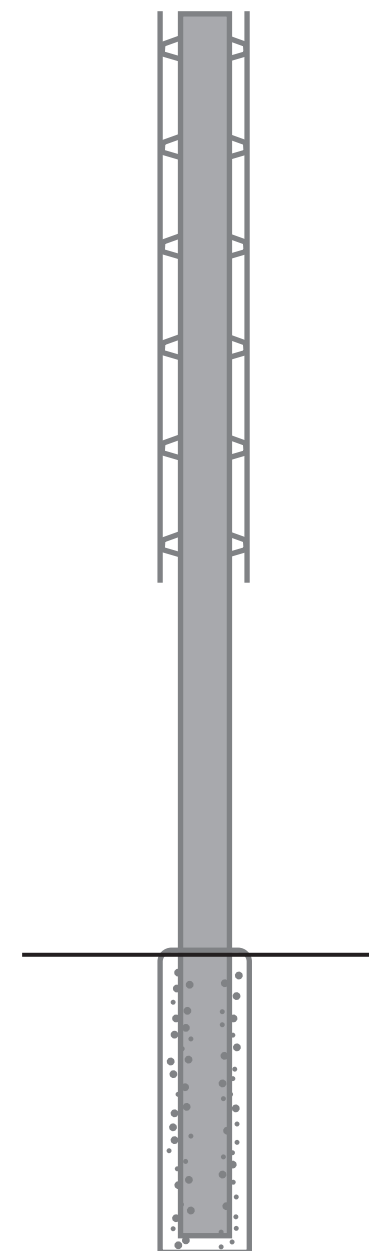
Proposed Advertising Device Plans prepared by
Urban Planning Services





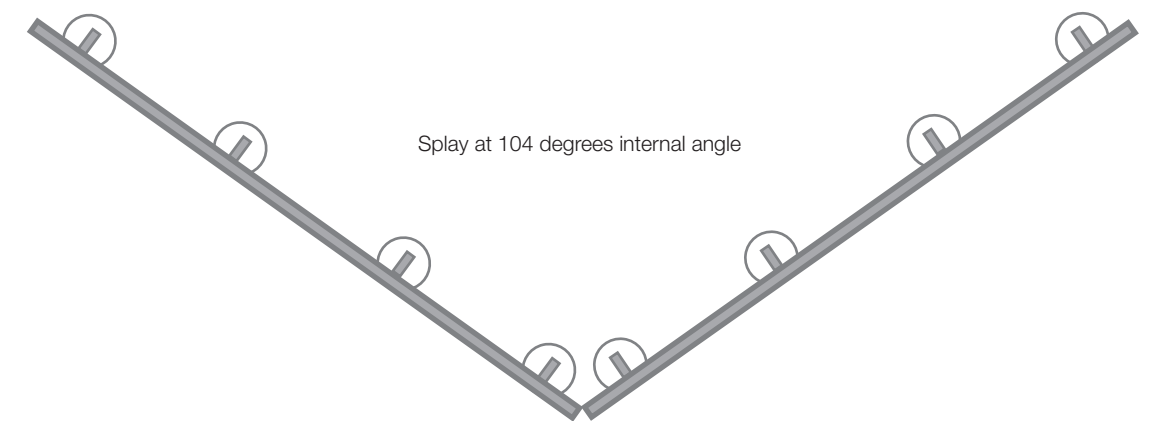
Front View

Drawn not to Scale



Side View

Drawn not to Scale

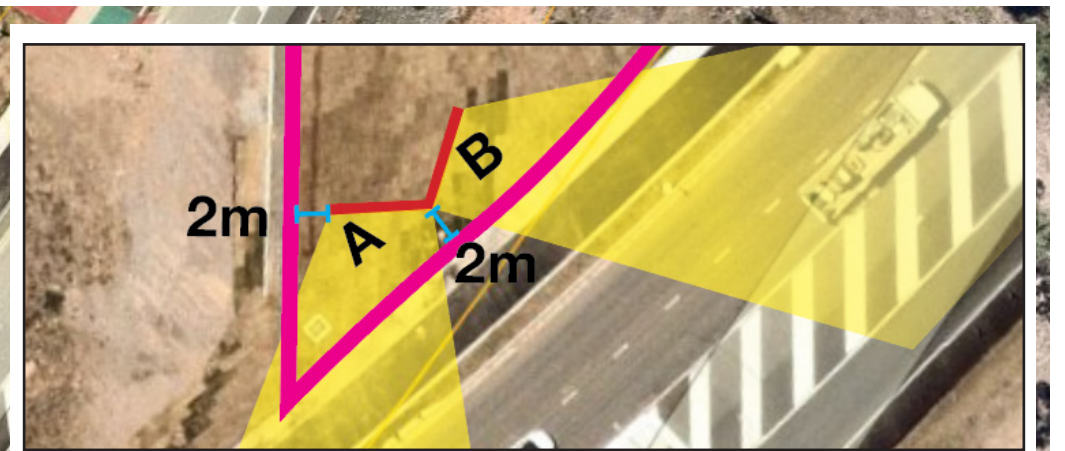


Example Positioning

Drawn not to Scale



■ **STAGE 13**
■ **PROPOSED LOCATION OF SIGN**
 Drawn not to Scale



2m setbacks



SIDE POSITION A



SIDE POSITION B

Drawn not to scale and indicative only



ATTACHMENT 8

Survey Plan prepared by RPS



Land Title Act 1994; Land Act 1994
Form 21 Version 4

Total Area of New Road
1.769 ha

Peg placed at all new corners, unless otherwise stated.

Original information compiled from SP345738 in the Department of Natural Resources and Mines, Manufacturing and Regional and Rural Development.

For additional Reference Marks see IS336080.

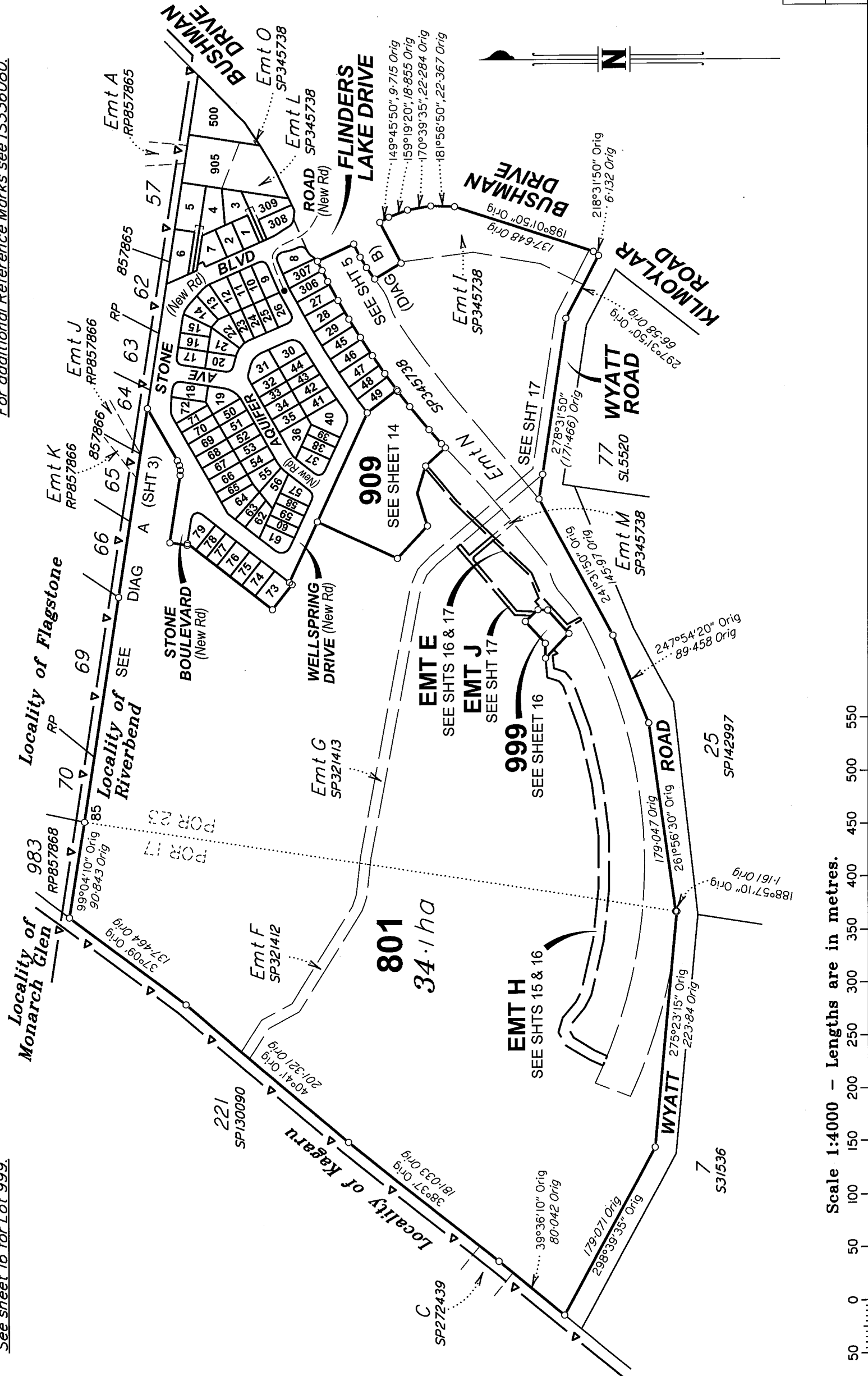
- See sheet 3 for Lots 500 & 905.
- See sheet 4 for Lots 1-7, 308 & 309.
- See sheet 5 for Lots 8-12 & 307.
- See sheet 6 for Lots 13-18.
- See sheet 7 for Lots 20-28 & 306.
- See sheet 8 for Lots 65-72.
- See sheet 9 for Lots 73-79.
- See sheet 10 for Lots 52-64.
- See sheet 11 for Lots 19, 50 & 51.
- See sheet 12 for Lots 30-44.
- See sheet 13 for Lots 29 & 45-49.
- See sheet 14 for Lot 909.
- See sheet 16 for Lot 999.

RPS AAP CONSULTING PTY LTD (ACN 117 883 173) hereby certify that the land comprised in this plan was surveyed by the corporation, by Peter Daniel OWENS, Surveying Associate and Thomas Merlin WILSON Surveying Graduate, for whose work the corporation accepts responsibility, under the supervision of Guy Allan JAKINS, Cadastral Surveyor and that the plan is accurate, that the said survey was performed in accordance with the *Survey and Mapping Infrastructure Act 2003* and *Surveyors Act 2003* and associated Regulations and Standards and that the said survey was completed on 27/3/2026.

Date **31/03/2026**

Authorized Delegate

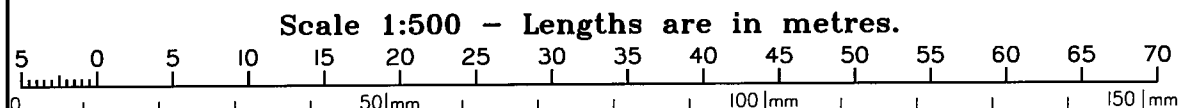
0 50 mm 100 mm 150 mm State copyright reserved.	
Plan of Lots 1-79, 306-309, 500, 801, 905, 909 & 999 and Easements A-D in Lots 3-5 & 309 respectively & Easements E, H & J in Lot 801	
Cancelling Lot 800 on SP345738	
LOCAL GOVERNMENT: LOGAN CITY	LOCALITY: RIVERBEND
Meridian: MGA (Zone 56) vide SP345738	Survey Records: No
Scale: 1:4000	
Format: STANDARD	
 SP345739	





PERMANENT MARKS				
PM	ORIGIN	BEARING	DIST	REMARKS
1-OPM105809	42/IS323201	314°02'53"	523.165	STANDARD (not searched)

Insert Plan Number	SP345739
--------------------------	-----------------



724883660

EF 400 \$11,782.31
07/05/2026 15:08:03

(Dealing No.)

WARNING : Folded or Mutilated Plans will not be accepted.
Plans may be rolled.
Information may not be placed in the outer margins.

4. Lodged by

(Include address, phone number, reference, and Lodger Code)

I. Existing		Created		
Title Reference	Description	New Lots	Road	Secondary Interests
51417350	Lot 800 on SP345738	1-79, 306-309, 500, 801, 905, 909 & 999	New Rd	Emts A-E, H & J

MORTGAGE ALLOCATIONS

Mortgage	Lots Fully Encumbered	Lots Partially Encumbered
724168673	1-79, 306-309, 500, 801, 905, 909 & 999	-

ENCUMBRANCE EASEMENT ALLOCATIONS

Easement	Lots to be Encumbered
721116437 (Emt F on SP321412)	801
721113066 (Emt G on SP321413)	801
724847310 (Emt I on SP345738)	801
724847310 (Emt L on SP345738)	905
724847310 (Emt O on SP345738)	500
724847311 (Emt M on SP345738)	801
724847312 (Emt N on SP345738)	801

REINSTATEMENT REPORT

- Plans searched SP345739, IS323201 & SP321413.
- Many original corner and reference marks were found.
- There were no disagreements with previous surveys.
- Original dimensions were available and adopted.
- Underlying plan SP345738 provided connection to datum vide PM105809, and stations 5a and 30a on this plan. Independent connection to datum for this plan is not required in accordance with Section 3.28.1 of the Cadastral Survey Requirements V8.02.
- Station 15 was not marked during this survey. The corner was physically impractical to mark due to a stormwater field inlet grate at this location. A line screw was placed and can be used in conjunction with the surrounding corner pegs at stations 14 and 16 to determine the unmarked corner at station 15.

6. Building Format Plans only.

I certify that :
* As far as it is practical to determine, no part of the building shown on this plan encroaches onto adjoining lots or road;
~~* Part of the building shown on this plan encroaches onto adjoining lots and road~~

.....
Cadastral Surveyor/Director* Date
*delete words not required

7. Lodgement Fees :

Survey Deposit \$
Lodgement \$
.....New Titles \$
Photocopy \$
Postage \$
TOTAL \$

8. Insert Plan Number
SP345739

1-79, 306-309, 500, 905, 909 & 999 801	POR 23 PORS 17 & 23
Lots	Orig

2. Orig Grant Allocation :

3. References :
Dept File :
Local Govt :
Surveyor : AU012827 RS STGS 1-3

5. Passed & Endorsed :

By: RPS AAP CONSULTING PTY LTD
Date : 23/04/2026
Signed :
Designation : Cadastral Surveyor

