RPS Ref: J1108463 (PR06837)

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Date: 21 October 2026

Jennifer Sneesby
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Development Services
Economic Development Queensland
GPO Box 2202
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Dear Jen,

Re: Application to Change PDA Development Approval
Section 99 of the Economic Development Act 2012,
Advertising Device (One (1) Tower Sign)
7000 Harmony Crescent, South Ripley QLD (Lot 9102 on SP307637)
ICC Ref: 8924/2024/PDA

We act on behalf of AW Bidco 6 Pty Limited (the Applicant), trading as Stockland, regarding the development approval over 7000 Harmony Crescent, South Ripley QLD, formally known as Lot 9102 on SP307637 (ICC Ref: 8924/2024/PDA).

This development approval is for the following aspects of development:

- **PDA Development Permit** for **Operational Works** for Advertising Device

Reference is also made to EDQs email of 27 August 2026 regarding the proposed changes to the Centenary Sports Fields advertising device approval.

It is proposed to make minor amendments to the approval package issued by Ipswich City Council (ICC) on behalf of MEDQ on 15 November 2024, pursuant to Section 99 of the *Economic Development Act 2012* (the Act).

The approval relates to a four-sided tower sign, located within Goolpahjo (Harry Thompson Senior) Park. The recent completion of the Goolpahjo (Harry Thompson Senior) Park within Providence, Ripley, has triggered the removal of the advertising device (Tower Sign) located within the park pursuant to Condition 4. During the opening ceremony of the sports field at Goolpahjo Park, a community benefit was identified in retaining the advertising device, for an additional year, until the park reaches 'off maintenance' status. This extended timeline would allow the signage to be used to promote the organised sports available at Goolpahjo (Harry Thompson Senior) Park, specifically AFL and cricket, helping to raise awareness that the facilities are open and available for use.

Under the proposal, the tower sign would remain in place until the park has gone 'off-maintenance', with the park-facing signage panels rebranded to market organised sport and encourage patronage and uptake (refer **Figure 1**). The signage fronting the Centenary Motorway would remain unchanged.

As detailed herein, this change requires an amendment to the Conditions of Approval to modify the current tower sign removal trigger, as well as facilitate the retention of the sign on Council land. This includes an amendment to the approved plans to include revised artwork for the park-facing signs. These changes are addressed below, together with an assessment against the Substantially Different Development Test under the

Development Assessment Rules, which demonstrates that the proposed changes are not substantially different, and therefore minor.



Figure 1 - Location of sign and render of proposed community signage

1 Access Arrangement – Ipswich City Council

EDQ has issued 'On-Maintenance' of Goolpahjo (Harry Thompson Senior) Park, as at 30 September 2026. The survey plan SP355542 for the Goolpahjo (Harry Thompson Senior) Park was recently sealed by ICC and is awaiting lodgement with Titles Queensland, pending the outcome of this change application. Following registration, the Goolpahjo (Harry Thompson Senior) Park will be transferred/dedicated to ICC.

The applicant has engaged with ICC to negotiate and secure a formal access agreement where Stockland remains responsible for the ongoing maintenance, repair and eventual removal of the sign. This has also been addressed in the proposed condition amendments below. Draft wording of the agreement has been accepted by Stockland. Council is currently finalising the agreement to enable Stockland to execute same.

The finalisation of the access agreement and change to the Condition of Approval are intended to run in parallel, with any amendments to the conditions reflecting the requirement to secure the access agreement. Once provided the access agreement will be shared with EDQ.

2 Amendments to Conditions of Approval

To facilitate the extension of the Advertising Device (Tower Sign), to remain in the Goolpahjo (Harry Thompson Senior) Park during the period of 'on maintenance', a number of conditions are required to be amended. Stockland retain maintenance obligations over the park during the 'on maintenance' period and will be able to monitor the sign and facilitate removal before 'off maintenance' has been reached.

The amendments to the approval are limited to the following:

- Including 'unless otherwise agreed with Council' in Condition 3,
- Removing the wording: 'prior to the land being dedicated to MEDQ Delegate' in Condition 4 and 7b,
- Replacing 'on maintenance' with 'off maintenance' in Condition 4 and 7b, and
- Replacing references to 'landowner' with 'applicant in Condition 4 and 7a.

The proposed changes to the Condition of Approval are detailed in **Section 2.1.**

2.1 Proposed Change to Conditions of Approval

A mark-up in **red** of the proposed change to the relevant conditions is provided in Table 1 below.

Table 1 – Amendment conditions

No.	Condition	Timing
3	**Limits to Approval**	
b)	The advertising devices must be wholly within private property. Advertising devices must not be built on, over or near Council infrastructure, unless otherwise agreed by Council.	From the installation of the advertising device and at all times thereafter.
4	**Time Limit on Approval**	
	Unless otherwise determined in writing by the MEDQ Delegate, the advertising device must be removed, including all relevant infrastructure associated with the advertising device (e.g., footings etc).	The earliest of the following unless otherwise agreed to in writing by the MEDQ Delegate: • Upon the expiration of three (3) years from the date this approval commences; or • ~~Prior to the land being dedicated to the MEDQ Delegate; or~~ • '~~On~~ **Off** Maintenance' of the sports park is achieved.
7	**Advertising Device Maintenance**	
b)	Should damage, including graffiti, occur to the advertising device, the ~~landowner~~ applicant must rectify any damage within five (5) business days of the	From the installation of the advertising device and at all times thereafter.

No.	Condition	Timing
	damage occurring, or within a longer timeframe agreed to in writing by the MEDQ Delegate.	
c)	At the time the advertising device is to be removed, the ~~landowner~~ applicant must, at the ~~landowner's~~ applicant's cost, restore the site in accordance with development approval 7759/2022/PDAEE (and subsequent applications) to the satisfaction of the MEDQ Delegate.	The earliest of the following unless otherwise agreed to in writing by the MEDQ Delegate: • Upon the expiration of three (3) years from the date this approval commences; or • ~~Prior to the land being dedicated to the MEDQ Delegate; or~~ '~~On~~ **Off** Maintenance' of the sports park is achieved.

No other changes to the Conditions of approval are requested.

3 Proposed changes to approved signage artwork

The signage is made up of vertically stacked shipping containers, which are welded together and wrapped in vinyl using a technique referred to as "skinning". The vinyl skin contains four sides of advertising associated with the Providence Estate. In the case of this application, the advertising displayed on the device is proposed to be refreshed to promote community activities and engagement with community sports.

Side C (southeast facing) and Side D (southwest facing) are proposed to be replaced with community focused signage. This will retain Stockland branding to effectively identify the signage owner, and relevance to the community. Initial signage will focus on the upcoming cricket season, which will be played at the Goolpahjo (Harry Thompson Senior) Park. Future signage will be modified at the completion of the cricket season to market the upcoming AFL season and focus on community participation.

The Side A (northeast facing) and Side B (northwest facing) signage skins will remain unchanged. The proposed changes to the signage skins are detailed below in **Table 2.**

Table 2: Existing signage

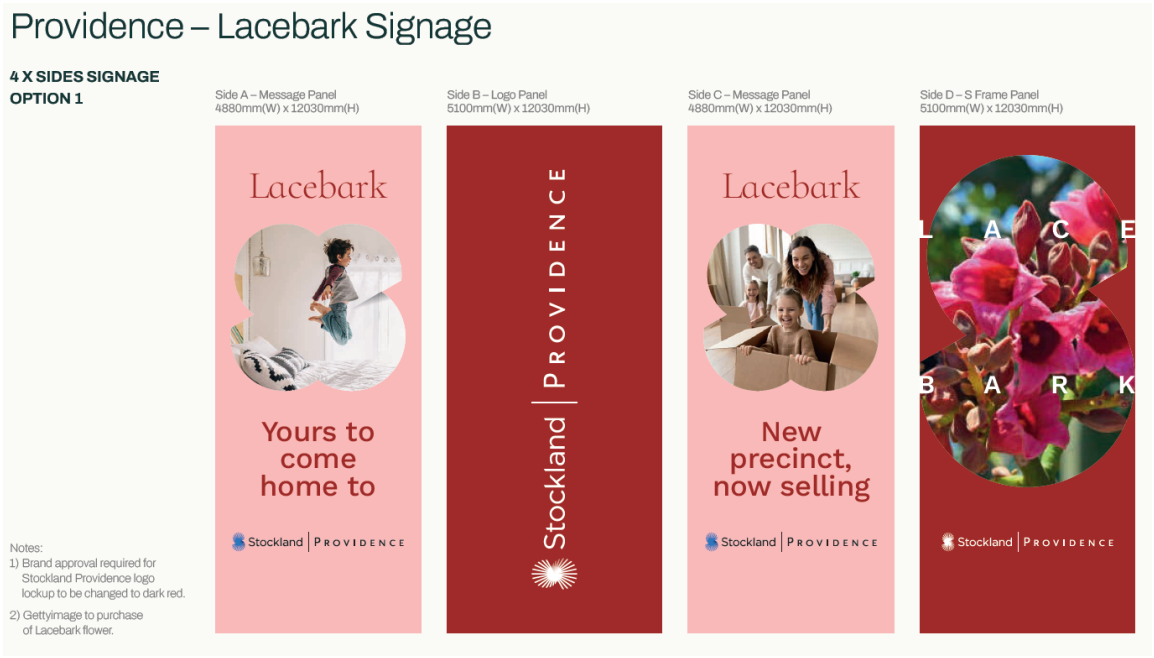
Approved


Table 3 - Proposed Signage

Proposed


3.1 Approved Plans and Documents

The proposed minor change seeks to include new signage panels to Side B and C. The signage fronting the Centenary Motorway (Side A and B) will remain as per the approved '*Providence Lacebark Signage'*. The park (southern) facing signs will be updated as per **Table 3.**

Table 4: Changes to approved plans and documents

Approved plans and documents		Number	Prepared by	Date
01	Providence Lacebark Signage	**146189 Round 01**	RPS	**31.07.24**
Proposed plans and documents		**Number**	**Prepared by**	**Date**
01	CSF Advertising Device	**24084 Rev [A]**	CUSP	**07.08.26**

4 Substantially Different Development Test

It is considered that the proposed changes to the development application would not result in *"substantially different development"* when considering the individual circumstances of the development in the context of the changes proposed.

It is noted that the application is subject to Section 99 of the Act, which states that a change to an approval may be made only if the change would not result in the development being 'substantially different', which is the same term used for the definition of a 'minor change' under the *Planning Act 2016.* In the absence of any PDA specific guidance, Schedule 1 of the Development Assessment (DA) Rules is used in assessing the amendment application in this instance.

An assessment of the proposed changes against the "substantially different development" criteria is provided in **Table 5**.

Table 5: Substantially Different Development Criteria

DA Rules, Schedule 1 Test	RPS Comments
involves a new use	The change does not introduce any new uses.
results in the application applying to a new parcel of land	The change application does not include additional land.
dramatically changes the built form in terms of scale, bulk and appearance	The change to the application proposes to change the signage skins to the park facing facades (sides C & D). This is to be community focused signage relating to participation in community sport. No change to is proposed to the built form of the sign, location, or appearance from the Centenary Motorway (side A & B).
changes the ability of the proposed development to operate as intended	The proposed change does not change the ability for the development to operate as intended.
removes a component that is integral to the operation of the development	The change application does not remove any component of the development that is integral to its operation.
significantly impacts on traffic flow and the transport network, such as increasing traffic to the site	The changes will not impact on the transport network and will not increase traffic to the site.
introduces new impacts or increase the severity of known impacts	The change application does not introduce any new impacts or exacerbate the effect of any known impacts on the development.

DA Rules, Schedule 1 Test	RPS Comments
for a development prescribed by the Planning Regulation as requiring social impact assessment as identified under section 106T of the Act – • *Introduces new social impacts or increase the severity of known social impacts; or*	Not applicable to the proposed development.
removes an incentive or offset component that would have balanced a negative impact of the development	The change application does not remove an incentive or offset component that would have balanced a negative impact of the development.
impacts on infrastructure provisions.	The change application will not impact on infrastructure provision.

5 Application Materials

In accordance with Section 82 of the Act we provide the following information in support of this change application:

- **Attachment A**: Application Forms
- **Attachment B**: Proposal Plans

The application is to Change a PDA Development Approval, as per Section 99 of the Act. The required fee is up to 25% of current applicable assessment fee.

6 Summary

As detailed within this letter, the proposed amendment application seeks only minor amendments to the approved signage artwork and to the time limit on the signage.

It is requested that EDQ now proceed with the assessment of the request to amend the development approval.

We trust this information is sufficient for your purposes. Should you require any further details or clarification, please do not hesitate to contact the undersigned on 07 3539 9667.

Yours sincerely,
for RPS AAP Consulting Pty Ltd



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