



Department of
**State Development,
Infrastructure and Planning**

Our ref: DEV2012/349

18 March 2014

Mr Rob Moore
C/- Ms Tanya Martin
Senior Statutory Planner
Lend Lease Communities (Yarrabilba) Pty Ltd
PO Box 1512
MILTON QLD 4064

Dear Tanya

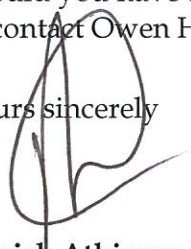
SECTION 99 CHANGE TO A PDA DEVELOPMENT APPROVAL FOR A PDA DEVELOPMENT PERMIT FOR OPERATIONAL WORKS FOR ADVERTISING DEVICES AT 1568 - 1618 WATERFORD TAMBORINE ROAD YARRABILBA AND ROAD RESERVE YARRABILBA DRIVE FORMERLY DESCRIBED AS LOT 901 ON SP247320

On 18 March 2014 the Minister for Economic Development (MEDQ) approved the application to change the Priority Development Area (PDA) development approval pursuant to s.99 of the *Economic Development Act 2012*. The MEDQ has decided to grant all of the change to the PDA development approval applied for subject to PDA development conditions set out in the attached PDA Development Approval Package.

The PDA development application and the decision notice can also be viewed in the MEDQ Development Approvals Register via the Department of State Development, Infrastructure and Planning website <http://www.dsdiq.qld.gov.au/infrastructure-and-planning/priority-development-area-development-approvals.html>.

Should you have any queries in relation to the decision notice, please do not hesitate to contact Owen Haslam on 3452 7419.

Yours sincerely


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Director - Development Assessment

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PDA Decision Notice – Approval

Site information		
Name of priority development area (PDA)	Yarrabilba	
Site address	1568 – 1618 Waterford Tamborine Road, Yarrabilba and road reserve Yarrabilba Drive	
Lot on plan description	Lot number	Lot description
	Formerly 901	Formerly SP247320
PDA development application details		
MEDQ reference number	DEV2012/349	
Lodgement date	29 January 2014	
Type of application	☐ New development involving:- ☐ Material change of use ☐ Preliminary approval ☐ Development permit ☐ Reconfiguring a lot ☐ Preliminary approval ☐ Development permit ☐ Operational work ☐ Preliminary approval ☐ Development permit ☒ Changing a PDA development approval ☐ Extending the currency period of a PDA approval	
Description of proposal applied for	Advertising devices including promotional signs, banner poles, banner on light poles, flag poles, car park directional signs, entry and exit and hoarding signs along on the display village frontage.	

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	
Original Decision date		31 October 2012	
Change to approval date		18 March 2014	
Currency period		2 years from Original Decision date	
Plans and specification			
The plans and specifications approved by the MEDQ and referred to in the PDA development conditions concerning the PDA development approval are detailed below.			
Approved plans, reports and specifications		Number (if applicable)	Date (if applicable)
1.	Yarrabilba – Precinct One Early Signage	Dgn No. YB-PO1 SIGN131202	02 Dec 2013
2.	Sign 1 - Yarrabilba Drive 750 x 1500 sign overall - 300mm above ground	-	-
3.	Sign 2 - Yarrabilba Drive opposite office 750 x 1500 sign overall - 300mm above ground	-	-
Plans, reports and specifications previously approved on 31 October 2012		Number (if applicable)	Date (if applicable)
1.	Yarrabilba Display Village Signage Plan	Dgn No. YB-PO1 DVS120813	13 August 2012
2.	Yarrabilba Display Village – sign essentials		Indicative entry road banner poles
3.	Yarrabilba Display Village – sign essentials		Indicative entry road promotional sign
4.	Yarrabilba Display Village – sign essentials		Indicative village map boards
5.	Yarrabilba Display Village – sign essentials		Indicative entry road billboard
6.	Yarrabilba Display Village – sign essentials		Indicative village flag poles
7.	Yarrabilba Display Village – sign essentials		Indicative builder identifier
8.	Yarrabilba Display Village – sign essentials		Indicative directional pointer signs
PDA Development Conditions			
1.	Carry out the approved development Carry out the approved development generally in accordance with		Prior to commencement of

	the approved drawings.	use
2.	Maintain the approved development Maintain the approved development in accordance with the approved drawings and any other relevant DSDIP 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
6.	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 SIGN131202, dated 02 Dec 2013 including the possible illumination of signs, is to be submitted to the DSDIP for approval prior to construction.	As required
7.	Duration of approval or redundant advertising devices a) This PDA 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 PDA development approval, some specific advices are outlined below. Other advices may include other approvals under the *Economic Development Act 2012* 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.

Noise and Dust Emissions

All development involving the emission of noise and dust from building/construction activities requires that the emission be in accordance with the requirements of the *Environmental Protection Act 1994*.

Pursuant to *Division 3 Section 440R of the Environmental Protection Act 1994*, a builder or building contractor must not carry out building work on a building site in a way that makes or causes audible noise to be made from the building work:

- (a) on a Sunday or public holiday, at any time; or
- (b) on a Saturday or business day, before 6.30 a.m. or after 6.30 p.m.

OTHER ADVICE

Special Infrastructure Levy

An annual special infrastructure levy may be applied to properties in the Yarrabilba PDA to assist in funding strategies to mitigate potential development impacts outside the PDA. Potential landowners must be made aware of the special infrastructure levy prior to the purchase of land.

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*****