

Our ref: DEV2014/565

1 May 2014

MS Projects Pty Ltd
C/- Mr Ben Battist
I-Plan Town Planning Pty Ltd
PO Box 687
STONES CORNER QLD 4120

Dear Ben

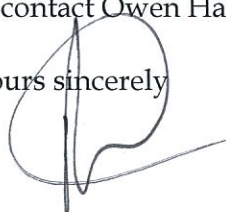
**SECTION 89(1)(a) PDA DEVELOPMENT APPROVAL FOR A PDA
DEVELOPMENT APPLICATION FOR A PDA DEVELOPMENT PERMIT FOR
OPERATIONAL WORKS - SIGNAGE ASSOCIATED WITH SERVICE STATION
AT 26 YARRABILBA DRIVE, YARRABILBA, AND DESCRIBED AS LOT 5043
ON SP258541**

On 1 May 2014 the Minister for Economic Development Queensland (MEDQ) approved the Priority Development Area (PDA) development application pursuant to s.85(4)(b) of the *Economic Development Act 2012*. MEDQ has decided to grant all of 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 MEDQ website <http://www.dsdip.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



Patrick Atkinson
Director - PDA Development Assessment



PDA Decision Notice – Approval

Site information		
Name of urban development area (PDA)	Yarrabilba PDA	
Site address	26 Yarrabilba Drive, Yarrabilba	
Lot on plan description	Lot number	Lot description
	Lot 5043	SP258541
PDA development application details		
MEDQ reference number	DEV2014/565	
Lodgement date	15 April 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	PDA Development Permit for Operational Works – Signage Associated with Service Station	

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		1 May 2014	
Currency period		4 Years from 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.	Site Signage Plan & Elevations, prepared by Verve Building Design & Concepts	DA07 Rev A	14/03/2014
2.	Building Elevations and Perspectives – Sheet 1, prepared by Verve Building Design & Concepts	DA03 Rev B	14/03/2014
3.	Building Elevations and Perspectives – Sheet 2, prepared by Verve Building Design & Concepts	DA04 Rev B	14/03/2014
4.	Building Elevations and Perspectives – Sheet 3, prepared by Verve Building Design & Concepts	DA05 Rev C	19/03/2014
5.	Building Elevations and Perspectives – Sheet 4, prepared by Verve Building Design & Concepts	DA06 Rev C	19/03/2014
6.	Typical Site Pylon Footing Details, prepared by Verve Building Design & Concepts	13002-DA08 Rev A	23/04/14
PDA Development Conditions			Timing
1.	Carry out the approved development Carry out the approved development generally in accordance with the approved drawings.	Prior to commencement of relevant use	
2.	Maintain the approved development Maintain the approved development generally in accordance with the approved drawings and any other relevant PDA Development Approval or other approval required by the following 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 relevant use	

4.	Third Party 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.	Lighting Nuisance The advertising devices are to comply with the requirements of AS4282 – <i>Control of the Obtrusive Effects of Outdoor Lighting</i> .	Prior to the commencement of relevant use and to be maintained
6.	Structural Engineering Drawings a) Submit to the Principal Engineer, PDA Development Assessment Division, structural engineering drawings signed by an RPEQ and showing the footing designs for all signs and entry statements. b) Construct the works in accordance with the submitted Plans from part a) of this condition. c) On completion of the works, provide to Development Assessment Division of DSDIP certification from an RPEQ that the completed works complies with this condition.	a) Prior to commencement of works b) Prior to commencement of relevant use c) Prior to commencement of relevant use

** End of Package **

