

Our ref: DEV2014/616

12 November 2014

Lend Lease Communities (Yarrabilba) Pty Ltd
C/- Ms Emma Moller
RPS Group
PO Box 1559
FORTITUDE VALLEY QLD 4006

Dear Ms Moller

SECTION 89(1)(a) PDA DEVELOPMENT APPROVAL FOR A PDA DEVELOPMENT APPLICATION FOR A PDA DEVELOPMENT PERMIT FOR OPERATIONAL WORKS - ADVERTISING DEVICES (SIGNAGE) AT 1568-1618 WATERFORD TAMBORINE ROAD, 3-5 COMBS STREET AND 2-48 COMBS STREET, YARRABILBA DESCRIBED AS LOT 921 ON SP260508 AND LOTS 5032 & 5033 ON SP247344

On 12 November 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 Tom Barker on 3452 7440.

Yours sincerely



Lyndy Rapson
A/Director - EDQ Development Assessment

PDA Decision Notice - Approval

Site information		
Name of urban development area (PDA)	Yarrabilba	
Site address	1568-1618 Waterford Tamborine Road, 3-5 Combs Street and 2-48 Combs Street, Yarrabilba	
Lot on plan description	Lot number	Lot description
	Lot 921	SP260508
	Lot 5032	SP247344
	Lot 5033	SP247344
PDA development application details		
MEDQ reference number	DEV2014/616	
Lodgement date	29 October 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	Operational Works -Advertising Devices (Signage)	

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		12 November 2014	
Currency period		2 years from Decision Date	
Plans and specifications			
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, Additional Signage Locations, prepared by Lend Lease	YB-P01_SIGN141003	3 October 2014
2.	Proposed Signage – Signs A & B Sheet 1 of 2		Amended in Red 12 November 2014
3.	Proposed Signage – Sign C Sheet 2 of 2		Amended in Red 12 November 2014
4.	Structural Details – Hegarty Signs	Drawing Sign A	3 November 2014
5.	Structural Details – Hegarty Signs	Drawing Sign B	3 November 2014
6.	Structural Details – Hegarty Signs	Drawing Sign C	3 November 2014

ABBREVIATIONS

For the purposes of interpreting this Approval, the following is a list of abbreviations utilised in the conditions:

1. **DSDIP** means The Department of State Development, Infrastructure and Planning.
2. **MEDQ** means The Minister of Economic Development Queensland.
3. **PDA** means Priority Development Area.

PDA Development Conditions		
No.	Condition	Timing
1.	Carry out the approved development Carry out the approved development generally in accordance with the approved plans/drawings and/or documents.	As indicated and to be maintained
2.	Removal of Advertising Devices All approved advertising devices and related structures are to be removed from the premises prior to 15 November 2018.	As indicated
3.	Third Party Advertising The approved devices are to be used for advertising of the development only. No third party advertising is approved under this development permit.	To be maintained
4.	Colour Treatment The advertising devices are to be treated to reduce glare and reflectivity.	At all times

STANDARD ADVICE

Please note that in order 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 ****

