

28 November 2012

ULDA Ref. No: DEV2012/213

Stockland Caloundra Downs C/- RPS Group
PO Box 149
WURTULLA QLD 4575

Attention Ben Heaton

Dear Ben

RE: SECTION 75(1) CHANGE TO A UDA DEVELOPMENT APPROVAL FOR A UDA DEVELOPMENT PERMIT FOR OPERATIONAL WORKS FOR ADVERTISING DEVICES (3 BILLBOARDS) AT [BRUCE HIGHWAY AND BELLS CREEK ROAD, CALOUNDRA SOUTH DESCRIBED AS LOT 505 ON RP884348 AND LOT 3 ON RP910849

On 27 November 2012 the ULDA approved the application to change the UDA development approval pursuant to s. 75 of the *Urban Land Development Authority Act 2007*. The Urban Land Development Authority (ULDA) has decided to grant all of the change to the UDA development approval applied for subject to UDA development conditions set out in the attached UDA Development Approval Package.

The UDA development application and the decision notice can also be viewed in the ULDA Development Approvals Register via the ULDA website www.ulda.qld.gov.au.

Should you have any queries in relation to the decision notice, please do not hesitate to contact Anna Havill on 07 3024 4199.

Yours sincerely



 Beatriz Gomez
MANAGER – DEVELOPMENT ASSESSMENT

UDA Decision Notice – Approval

Site information			
Name of urban development area (UDA)	Caloundra South		
Site address	Bruce Highway and Bells Creek Road, Caloundra South		
Lot on plan description <i>[insert all lot on plan numbers describing the land the subject of the application]</i>	Lot number	Lot description	
	Lot 505	RP884348	
	Lot 3	RP910849	
UDA development application details			
ULDA reference number	DEV2012/213		
Lodgement date	19 January 2012		
Type of application	☐ Changing a UDA development approval		
Description of proposal applied for	UDA Development Permit for a Operational Works for Advertising Devices (3 Billboards)		
UDA development approval details			
Decision of the ULDA	The ULDA has decided to grant all of the UDA development approval applied for, subject to UDA development conditions forming part of this decision notice		
Original Decision date	24 August 2012		
Change to approval date	27 November 2012		
Currency period	5 Years (Duration of Approval 40 Years)		
Plans and specification			
The plans and specifications approved by the ULDA and referred to in the UDA development conditions concerning the UDA development approval are detailed below.			
Approved plans, reports and specifications		Number (if applicable)	Date (if applicable)
1.	Proposed Signage Locations - Nearmap Aerial Photo	N/A	28/06/12
2.	Signage Structural Plan & Typical Section (Multi Post Option) prepared by Brown Consulting.	SK01 Rev 2	16/12/11
3.	Signage Structural Plan & Typical Section (Single Post Option) prepared by Brown	SK02 Rev 2	16/12/11

	Consulting.		
UDA Development Conditions			
1	Carry out the approved development Carry out the approved development generally in accordance with the approved drawing(s) and/or documents.	Prior to survey plan endorsement	
2	Maintain the approved development Maintain the approved document (including landscaping, parking, driveways and other external spaces) in accordance with the approved drawing(s) and or/documents, and any other relevant ULDA or other approval required by the conditions.	As indicated	
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 drawing(s) and/or documents.	Prior to commencement of use	
4	Billboard advertising The billboards shall only be used for the advertising of the development. No third party advertising is permitted on the billboards unless associated with promoting the Caloundra South project.	To be maintained	
5	Colour Treatment The billboards and advertising skins are to be treated so as to reduce glare and reflectivity.	Prior to commencement of use and to be maintained	
6	Duration of Approval This UDA development approval is for a period of 40 years, or until the last lot in the Caloundra South estate is sold, whichever is the sooner, from the date of this approval.	As indicated	
7	Remove Redundant Billboards At any such time that a billboard is no longer required, no longer functional or on land no longer owned by the developer, the developer will, unless otherwise agreed with the ULDA, at its own cost, agree to remove the billboard and reinstate the land to a condition acceptable to the ULDA.	To be maintained	
8	Relationship to Bruce Highway Visual and Acoustic Buffer The use of the advertising devices are to be established to ensure construction and maintenance of the Highway Visual and Acoustic Buffer identified on Map 7 of the Caloundra South Urban Development Area Development Scheme dated October 2011. The developer is to submit to the ULDA a landscape master plan	To be maintained	

	prepared by a suitably qualified consultant that: • Nominates the location of the signs at the western edge of the site and the extent of the proposed Highway Visual and Acoustic Buffer adjoining the advertising devices; • Demonstrates that there is sufficient land east of the advertising devices to establish the proposed Highway Visual and Acoustic Buffer; • Demonstrate that when the landscaping is fully established that the development east of the proposed Highway Visual and Acoustic Buffer is screened from the Bruce Highway; • Demonstrates that the location of the advertising devices does not impact on the construction and maintenance of the Highway Visual and Acoustic Buffer.	
9	Advertising Sign Structure a) Submit to the ULDA detailed signage structural plans and associated electrical works certified by a Registered Professional Engineer Queensland (RPEQ) generally in accordance with Signage Structural Plan & Typical Section (Multi Post Option) SK01 Rev 2 dated 16/12/11 or Signage Structural Plan & Typical Section (Single Post Option) SK02 Rev 2 dated 16/12/11 both prepared by Brown Consulting and the following: • The area of sign available for advertising shall be limited in size to a maximum 12.6m x 3.35m; • all conduits, wiring, switches or other electrical apparatus to be installed on the structure must be concealed from general view; • the lighting must be designed with a maximum luminescence of 300 candelas per sq metre; • external illumination sources shall be shielded to ensure that external 'spot' light sources are not directed at approaching motorists; and • The signs must be located generally in accordance with the DTMR <i>Road Advertising Guide 2009, Figure C6 Advertising Restriction Distances for Motorways for Non-illuminated or Static Illuminated Advertising Devices</i> b) Construct the works in accordance with the part a) certified plans	a) Prior to commencement of works b) Prior to commencement of use

STANDARD ADVICE

Road Widening and/or Road Works

Should future road works and/or road widening associated with the development and/or the State controlled road require relocating or removing the billboards then the relocating/removing must be undertaken by the developer at their own cost.

Vegetation Management

Any clearance and/or maintenance of vegetation within the State-controlled road corridor required will be the responsibility of the developer. If such clearance/maintenance is required, an application for such must be made via a Road Corridor Permit to DTMR, at cost to the applicant. DTMR cannot guarantee that such a permit will be approved.