



Department of Infrastructure,
Local Government and Planning

Our ref: DEV2012/213

4 June 2015

Stockland Development Pty Ltd
C/- Ms Kate Evans
RPS Group
PO Box 6149
MERIDAN PLAINS QLD 4551

Dear Kate

SECTION 99 CHANGE TO A PDA DEVELOPMENT APPROVAL FOR A PDA 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 3 June 2015 the Minister for Economic Development Queensland (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 this PDA decision notice.

The PDA decision notice and approved plans/documents can also be viewed in the MEDQ Development Approvals Register via the Department of Infrastructure, Local Government and Planning website <http://dilgp.qld.gov.au/planning/development-assessment/priority-development-area-development-approvals.html>.

Should you have any queries in relation to this PDA decision notice, please do not hesitate to contact Gerard McCafferty on 3452 7424.

Yours sincerely

Lyndy Rapson
A/ Director – EDQ Development Assessment

PDA Decision Notice – Approval

Site information		
Name of priority development area (PDA)	Caloundra South	
Site address	Bruce Highway and Bells Creek Road, Caloundra South	
Lot on plan description	Lot number	Plan description
	Lot 505	RP884348
	Lot 3	RP910849
PDA development application details		
DEV reference number	DEV2012/213	
'Properly made' date	31 March 2015	
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 (3 Billboards)	

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	24 August 2012
1 st change to approval date	27 November 2012
2 ^{ed} Change to approval date	3 June 2015
Currency period	5 years from original decision date (Duration of Approval 40 Years)

Plans and documents

The plans and documents approved by the MEDQ and referred to in the PDA development conditions concerning the PDA development approval are detailed below.

Approved plans and documents		Number (if applicable)	Date (if applicable)
1.	Proposed Sign Location	7100-227B	18/5/2015 (as amended in red 3 June 2015)
2.	Proposed Signage Locations - Nearmap Aerial Photo	N/A	28/06/12 (as amended in red 3 June 2015)

Plans and documents previously approved on 24 August 2012		Number (if applicable)	Date (if applicable)
1.	Signage Structural Plan & Typical Section (Multi Post Option) prepared by Brown Consulting.	SK01 Rev 2	16/12/11
2.	Signage Structural Plan & Typical Section (Single Post Option) prepared by Brown Consulting.	SK02 Rev 2	16/12/11

PDA Development Conditions

No.	Condition	Timing
1	Carry out the approved development Carry out the approved development generally in accordance with the approved drawing(s) and/or documents.	As indicated
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 approvals	As indicated

	required by the conditions.	
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/pr 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 PDA 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 EDQ Development Assessment, at its own cost, agree to remove the billboard and reinstate the land to a condition acceptable to EDQ Development Assessment.	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 EDQ Development Assessment a landscape master plan 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	To be maintained

	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 EDQ Development Assessment 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 square 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.

**** End of Package ****

