



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

Our ref: DEV2019/1035

21 October 2019

Old Pub Lane Pty Ltd
C/- Ethos Urban
Att: Ms Rebekah McDonald and Mr Ben Haynes
PO Box 205
FORTITUDE VALLEY QLD 4006

Dear Rebekah and Ben

SECTION 89(1)(a) PDA DEVELOPMENT APPROVAL FOR A PDA DEVELOPMENT APPLICATION FOR A PDA PRELIMINARY APPROVAL FOR A MATERIAL CHANGE OF USE FOR DEVELOPMENT GENERALLY IN ACCORDANCE WITH A MASTER PLAN FOR HEALTH CARE SERVICES, BUSINESS (VET), WAREHOUSE (SELF STORAGE FACILITY), CHILD CARE CENTRE AND INDOOR SPORT AND RECREATION (GYM, SWIM SCHOOL) AT 43-77 OLD PUB LANE, GREENBANK DESCRIBED AS LOT 1 ON SP184067

On 21 October 2019 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*. The MEDQ has decided to grant all of 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 website www.dsdmip.qld.gov.au/pda-da-applications.

Should you have any queries in relation to this PDA decision notice, please do not hesitate to contact Brandon Bouda on 3452 7422.

Yours sincerely

Jeanine Stone
Director
Development Assessment
Economic Development Queensland

Minister for Economic Development
Queensland
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Brisbane Queensland 4001 Australia
Website www.edq.qld.gov.au
ABN 76 590 288 697

PDA Decision Notice – Approval

Site information		
Name of priority development area (PDA)	Greater Flagstone	
Site address	43-77 Old Pub Lane, Greenbank	
Lot on plan description	Lot number	Plan description
	1	SP184067
PDA development application details		
DEV reference number	DEV2019/1035	
'Properly made' date	31 May 2019	
Type of application	<input checked="" type="checkbox"/> New development involving: <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Material change of use <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Preliminary approval <input type="checkbox"/> Development permit <input type="checkbox"/> Reconfiguring a lot <ul style="list-style-type: none"> <input type="checkbox"/> Preliminary approval <input type="checkbox"/> Development permit <input type="checkbox"/> Operational work <ul style="list-style-type: none"> <input type="checkbox"/> Preliminary approval <input type="checkbox"/> Development permit <input type="checkbox"/> Changing a PDA development approval <input type="checkbox"/> Extending the currency period of a PDA approval	
Description of proposal applied for	<i>Preliminary Approval for a Material Change of Use for Development Generally in accordance with a Master Plan for Health Care Services, Business (Vet), Warehouse (Self Storage Facility), Child Care Centre and Indoor Sport and Recreation (Gym and Swim School)</i>	

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	21 October 2019
Currency period	10 years from decision date

Plans and documents

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

Approved plans and documents		Number <i>(if applicable)</i>	Date <i>(if applicable)</i>
1.	Master Plan	01, Issue D	16/10/2019
2.	Old Pub lane Commercial Precinct, Greenbank, Ecological Assessment Report Prepared by 28 South Environmental		15 May 2019 (as amended in red dated 17 October 2019)
3.	Bushfire Hazard Assessment Report – 43-77 Old Pub Lane, Greenbank, prepared by Rob Friend & Associates Pty Ltd	RFA19-036	8 August 2019

ABBREVIATIONS

For the purposes of interpreting the PDA Development Conditions, the following is a list of abbreviations utilised:

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

PDA Development Conditions		
No.	Condition	Timing
General		
1.	Carrying out of Future Development Future applications for development permits are to be generally in accordance with the approved plans and documents.	As indicated
Engineering		
2.	Stormwater Management - Quantity Subsequent application for a development permit must be accompanied with a stormwater management plan, supported by hydraulic modelling in accordance with QUDM 2016, that determines the detention volumes to be provided within the site to ensure no 'worsening' to downstream properties for storm events up to 1% Annual Exceedance Probability (AEP) in accordance with Council current adopted standards.	As indicated
3.	Sewer Connection Each subsequent application for a development permit must be accompanied with a sewerage servicing report that identifies a viable strategy to connect the development to the Council's reticulation network. Where a temporary on-site solution is sought, the report shall identify a suitable area within the site to set aside for treatment/effluent disposal and a plan for decommission and connection with the Council's sewerage network.	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. 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 ****