



Our ref: DEV2021/1218

Department of
**State Development, Infrastructure,
Local Government and Planning**

13 December 2021

CK GREENB Pty Ltd
Ethos Urban
Att: Mr Ben Haynes
Level 4, 215 Adelaide Street
BRISBANE QLD 4000

Email: bhaynes@ethosurban.com

Dear Mr Haynes

S89(1)(a) Approval of PDA development application

PDA Development Permit for Operational Works for Advertising Device at 43-77 Old Pub Lane, Greenbank described as Lot 1 on RP184067

On 13 December 2021, pursuant to s.85(4)(b) of the *Economic Development Act 2012*, the Minister for Economic Development Queensland (MEDQ) decided to grant **all** of the PDA development application applied for, in accordance with the attached 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 at www.dsdilgp.qld.gov.au/pda-da-applications.

If you require any further information, please contact Ms Tammara Scott, Planner, Development Assessment, in Economic Development Queensland, by telephone on (07) 3452 7097 or at tammara.scott@dsdilgp.qld.gov.au, who will be pleased to assist.

Yours sincerely

Jeanine Stone
**Director
Development Assessment
Economic Development Queensland**

PDA Decision Notice

Site information		
Name of priority development area (PDA)	Greater Flagstone PDA	
Site address	43-77 Old Pub Lane, Greenbank	
Lot on plan description	Lot number	Plan description
	Lot 1	RP184067
PDA development application details		
DEV reference number	DEV2021/1218	
'Properly made' date	3 September 2021	
Type of application	☒ PDA development application for: ☐ Material change of use ☐ Preliminary approval ☐ Development permit ☐ Reconfiguring a lot ☐ Preliminary approval ☐ Development permit ☒ Operational work ☐ Preliminary approval ☒ Development permit ☐ Application to change PDA development approval ☐ Application to extend currency period	
Proposed development	Operational Works for Advertising Device	
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	13 December 2021	
Currency period	2 years from the date of the decision	
Approved plans and documents		
The plans and documents approved by the MEDQ and referred to in the PDA development conditions for the PDA development approval are detailed below.		
Approved plans and documents	Number	Date
1. Site signage plan	DA10 Revision D	1 November 2021

PDA development conditions

PREAMBLE AND ABBREVIATIONS

For the purpose of interpreting this approval, including the conditions, the following applies:

1. **EDQ** means Economic Development Queensland.
2. **EDQ DA** means Economic Development Queensland's – Development Assessment team.
3. **MEDQ** means the Minister for Economic Development Queensland.
4. **PDA** means Priority Development Area

No.	Condition	Timing
General		
1.	Carry out the approved development Carry out the approved development generally in accordance with the approved plans.	Prior to expiration of the currency period
2.	Hours of work - construction Unless otherwise endorsed, via Compliance Assessment for out of hours work, construction hours for the approved development are limited to Monday to Saturday between 6:30am to 6:30pm, excluding public holidays.	During construction unless otherwise endorsed
3.	Out of hours work - Compliance Assessment Where out of hours work is proposed, submit to EDQ DA, for Compliance Assessment, an out of hours work request. The out of hours work request must include a duly completed out of hours work request form ¹ .	Minimum of 10 business days prior to proposed out of hours work commencement date
4.	Public infrastructure (damage, repairs and relocation) a) Repair any damage to existing public infrastructure caused by works carried out in association with the approved development. b) Should existing public infrastructure require repair or relocation, due to the approved development and/or works associated with the approved development, repair and/or relocate the public infrastructure at no cost to others and in accordance with statutory requirements and adopted design standards. <i>NOTE: It is recommended applicants record their own dated photographic evidence of the condition of relevant existing public infrastructure both before and after works carried out in association with the approved development.</i>	a) Prior to practical completion b) Prior to practical completion
5.	Sign Requirements The advertising device shall be designed according to the following: a) Luminance levels must not exceed 300 cd/m ² b) The sign display must be static and not include flashing or moving images	At all times

¹ The out of hours work request form is available at EDQ's website.

STANDARD ADVICE

Please note that 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 ****