



Department of
State Development and Infrastructure

Our ref: DEV2019/1087/7

20 February 2024

Shopping Centre Australasia Property Group RE Limited
C/- Place Design Group
Att: Mr Angus Green
PO Box 419
FORTITUDE VALLEY QLD 4006

Email: angus.g@placedesigngroup.com

Dear Angus

Section 99 Approval - application to change PDA development approval
Development Permit for a reconfiguring a lot (1 into 2 lots) at 19-67 Pub Lane, Greenbank described as Lot 5 on SP214051

On 20 February 2024 the Minister for Economic Development Queensland (MEDQ) decided to grant **all** of the amendment application applied for, subject to PDA development conditions set out in this PDA decision notice.

The PDA decision notice and approved plans/documents can be viewed in the MEDQ Development Approvals Register via the Department website www.dsdilgp.qld.gov.au/pda-da-applications.

If you require any further information, please contact Mr Brandon Bouda, Manager, Development Assessment, in Economic Development Queensland, by telephone on (07) 3452 7422 or at brandon.bouda@dsdilgp.qld.gov.au who will assist.

Yours sincerely

Amanda Dryden
Director
Development Assessment
Economic Development Queensland

PDA Decision Notice – Approval

Site information		
Name of priority development area (PDA)	Greater Flagstone	
Site address	19-67 Pub Lane, Greenbank	
Lot on plan description	Lot number	Plan description
	5	SP214051
PDA development application details		
DEV reference number	DEV2019/1087/7	
'Properly made' date	19/05/2023	
Type of application	<input type="checkbox"/> PDA development application for: <ul style="list-style-type: none"> <input type="checkbox"/> Material change of use <ul style="list-style-type: none"> <input 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 checked="" type="checkbox"/> Application to change PDA development approval <input type="checkbox"/> Application to extend currency period	
Description of proposal applied for	Reconfiguring a Lot – 1 into 2 Lots	
PDA development approval details		
Decision of the MEDQ	<p>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.</p> <p>The approval is for:</p> <ul style="list-style-type: none"> • Change to Approval as summarised below: <ul style="list-style-type: none"> ○ Boundary realignment; ○ Amendment to access easements; ○ Updated stormwater management report; and ○ Updated serviceability report; and ○ Administrative changes for EDQ team name changes. 	
Original Decision date	24 June 2020	
1 st Change to approval date	12 October 2020	
2 nd Change to approval date	16 November 2021	
3 rd Change to approval date	20 February 2024	
Currency period	6 years from original decision date (inclusive of COVID extensions)	

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.	Proposal Plan – Proposed Lots 7 and 8, prepared by Ministaff Survey	B0004 60008 001 – revision D	21/08/23
2.	Serviceability report – For the proposed Greenbank Shopping Centre Stage 2, prepared by Bornhorst + Ward	21282 - Revision B	August 2023
3.	Site based Stormwater Management Plan – For the proposed Greenbank Shopping Centre, prepared by Bornhorst + Ward	21282 – Revision D	August 2023

Plans and documents previously approved on 16 November 2021

1.	Sewer Reticulation Layout Plan, Sheet 1	S01 Revision B	25 October 2021
2.	Sewer Reticulation Layout Plan, Sheet 2	S02 Revision B	25 October 2021
3.	Sewer Longitudinal Section, Sheet 1	S04 Revision B	25 October 2021
4.	Ultimate External Sewer Connection	S03 Revision B	26 October 2021

PDA development conditions

PREAMBLE AND ABBREVIATIONS

For the purpose of interpreting this PDA Development Approval, including the PDA Development Conditions, the following applies:

Compliance assessment

Where a condition of this PDA Development Approval requires compliance assessment, compliance assessment is required in accordance with the following:

- a) The applicant must:
 - i. pay to MEDQ at the time of submission the relevant fee for compliance assessment, including any third-party peer review costs which will be charged on a 100% cost recovery basis. The compliance assessment fees are set out in the MEDQ's development assessment fee schedule (as amended from time to time).
 - ii. submit to MEDQ a duly completed compliance assessment form.
 - iii. submit to MEDQ plans/supporting information as required under the relevant condition of approval.
- b) Compliance assessment and endorsement by EDQ Development Assessment, DSDILGP is required prior to any work commencing.
- c) Compliance assessment and endorsement can be repeated where a different design or solution, to that already endorsed, is sought.

d) The process and timeframes that apply to compliance assessment are as follows:

- i. the applicant liaises with EDQ Development Assessment, DSDILGP to determine the relevant plans/supporting information required to be submitted.
- ii. the applicant submits plans/supporting information as required under the relevant condition of approval for compliance assessment.
- iii. **within 20 business days** – EDQ Development Assessment, DSDILGP assesses the plans/supporting information and:
 1. if satisfied with the plans/supporting information as submitted – endorses the plans/supporting information and the condition of approval (or element of the condition) is determined to have been met; or
 2. if not satisfied with the plans/supporting information as submitted – notifies the applicant accordingly
- iv. if the applicant is notified under iii.2. above, revised plans/supporting information are to be re-submitted to EDQ Development Assessment, DSDILGP **within 20 business days** from the date of the notice.
- v. **within 20 business days** – EDQ Development Assessment, DSDILGP assesses the revised plans/supporting information and:
 1. if satisfied with the revised plans/supporting information – endorses the revised plans/supporting information and the condition of approval (or element of the condition) is determined to have been met; or
 2. if not satisfied with the revised plans/supporting information as submitted – notifies the applicant accordingly.
- vi. if EDQ Development Assessment, DSDILGP is not satisfied that compliance has been achieved within **20 business days** – repeat steps iv. and v. above. If either party is not satisfied by the outcome of this process, that party can elect to enter into a mediation process with an independent mediator agreed to by both parties.

Despite note vi. above, the condition of approval (or element of the condition) is determined to have been met only when EDQ Development Assessment, DSDILGP endorses relevant plans/supporting information.

Submitting Documentation to EDQ

Where a condition of this approval requires documentation to be submitted to either EDQ DA or EDQ IS, use the following email addresses:

- a) EDQ DA: pdadevelopmentassessment@dsdmip.qld.gov.au.
- b) EDQ IS: EDQ_PrePostConstruction@dsdilgp.qld.gov.au

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

1. **Certification Procedures Manual** means the document titled *Certification Procedures Manual*, prepared by the Department of Infrastructure, Local Government and Planning, dated 16 October 2017 (as amended from time to time).
2. **Contributed Asset**, in accordance with the Certification Procedures Manual, means an asset constructed under a PDA development approval or Infrastructure Agreement that will become the responsibility of an External Authority. For the purposes of operational works for a Contributed Asset the following meanings apply:

	<ul style="list-style-type: none"> a. External Authority means a public-sector entity external to the MEDQ; b. Sewer Works means carrying out any operational works related to the provision of waste water infrastructure; c. Stormwater Works means carrying out any operational works related to the provision of stormwater infrastructure; and
3.	Council means Logan City Council
4.	DSDI means the Department of State Development and Infrastructure.
5.	EDQ means Economic Development Queensland.
6.	EDQ IS means Economic Development Queensland Infrastructure Solutions
7.	MEDQ means the Minister for Economic Development Queensland.
8.	PDA means Priority Development Area.
9.	RPEQ means Registered Professional Engineer of Queensland.

No.	Condition	Timing
General		
1.	Carry out the Approved Development Carry out the approved development generally in accordance with the approved plans and documents.	Prior to survey plan endorsement
2.	Certification of Operational Works All operational works, for contributed assets, undertaken in accordance with this approval are to comply with all requirements of and fulfil all responsibilities outlined in the <i>Certification Procedures Manual</i> .	As required by the <i>Certification Procedures Manual</i>
3.	Maintain the Approved Development Maintain the approved development (including landscaping, parking, driveways and other external spaces) generally in accordance with the approved plans and documents, and any other approval or endorsement required by these conditions.	At all times
Engineering		
4.	Construction Management Plan a) Submit to EDQ IS, a site based Construction Management Plan (CMP), prepared by the principal site contractor, that manages the following: <ul style="list-style-type: none"> i. noise and dust generated from the site during and outside construction work hours in accordance with the <i>Environmental Protection Act 1994</i>; ii. stormwater flows around or through the site without increasing the concentration of total 	a) Prior to commencement of site works

	<p>suspended solids or Prescribed Water Contaminants (as defined in the <i>Environmental Protection Act 1994</i>), causing erosion, creating any ponding and causing any actionable nuisance to upstream or downstream properties; and</p> <p>iii. contaminated land (if required), including removal, treatment and replacement in accordance with a compliance permit from an approved contaminated land auditor.</p> <p>b) Undertake all works generally in accordance with the CMP submitted under part a) of this condition which is to be current and available on site at all times during the construction period.</p>	<p>b) At all times during construction</p>
5.	<p>Traffic Management Plan</p> <p>a) Submit to EDQ IS, a Traffic Management Plan (TMP), certified by a person holding a current Traffic Management Level 3 qualification or higher.</p> <p>The TMP is to include the following:</p> <ul style="list-style-type: none"> i. provision for the management of traffic around and through the site during and outside of construction work hours; ii. provision of parking for workers and materials delivery during and outside of construction hours of work; iii. risk identification, assessment and identification of mitigation measures; iv. ongoing monitoring, management review and certified updates (as required); and v. traffic control plans and/or traffic control diagrams, prepared in accordance with Manual of Uniform Traffic Control Devices (MUTCD), for any temporary part or full road closures of any Council or State road(s). <p>Where subdivision plans are registered and a road reserve is created prior to the finalisation of the construction of the formed road, the road is permitted to remain physically closed to pedestrian and vehicular traffic in accordance with a certified TMP.</p> <p>b) Undertake all works generally in accordance with the certified TMP submitted under part a) of this condition which is to be current and available on site at all times.</p>	<p>a) Prior to commencement of site works</p> <p>b) At all times during construction</p>

6.	<p>Retaining Walls</p> <p>a) Submit to EDQ IS, detailed engineering plans, certified by a RPEQ, of all retaining walls on lot boundaries 1.0m or greater in height.</p> <p>Retaining walls are to be generally in accordance with <i>PDA Practice Note No. 10 – Plans of development</i> unless otherwise approved by EDQ Development Assessment, DSDILGP.</p> <p>b) Construct the works generally in accordance with the certified plans required under part a) of this condition.</p> <p>c) Submit to EDQ IS, certification from an RPEQ that all retaining wall works 1.0m or greater in height have been constructed generally in accordance with the certified plans submitted under part a) of this condition.</p>	<p>a) Prior to commencement of site works</p> <p>b) Prior to survey plan endorsement</p> <p>c) Prior to survey plan endorsement</p>
7.	<p>Filling and Excavation</p> <p>a) Submit to EDQ IS, detailed earthworks plans, certified by a RPEQ, generally in accordance with <i>AS3798 – 2007 “Guidelines on Earthworks for Commercial and Residential Developments</i></p> <p>The certified earthworks plans are to:</p> <ol style="list-style-type: none"> include a geotechnical soils assessment of the site; be consistent with the Erosion and Sediment Control plans submitted under condition #16; provide full detail of areas where dispersive soils will be disturbed, treatment of dispersive soils and their rehabilitation; and provide full details of any areas where surplus soils are to be stockpiled. <p>b) Carry out the earthworks generally in accordance with the certified plans submitted under part a) of this condition.</p> <p>c) Submit to EDQ IS, certification from a RPEQ that all earthworks have been carried out generally in accordance with the certified plans submitted under part a) of this condition and that any unsuitable material encountered has been treated or replaced with suitable material.</p>	<p>a) Prior to commencement of site works</p> <p>b) Prior to survey plan endorsement</p> <p>c) Prior to survey plan endorsement</p>

8.	<p>Sewer – Internal</p> <ul style="list-style-type: none"> a) Submit to EDQ IS, detailed sewer reticulation design plans (internal to the site), certified by a RPEQ, generally in accordance with <i>PDA Guideline No. 13 Engineering standards – Sewer and Water</i> and the following approved document: <ul style="list-style-type: none"> i. Approved Serviceability report; b) Construct the works generally in accordance with the certified plans submitted under part a) of this condition. c) Submit to EDQ IS, 'as constructed' plans, asset register, pressure and CCTV results in accordance with Council's current adopted standards, of all sewer reticulation works constructed in accordance with this condition. 	<ul style="list-style-type: none"> a) Prior to commencement of site works b) Prior to survey plan endorsement c) Prior to survey plan endorsement
9.	<p>Interim Sewer External</p> <ul style="list-style-type: none"> a) Submit to EDQ IS, detailed design plans, certified by a RPEQ, for the interim extension of the existing Council's network west of the railway to the internal sewer network required by condition 8 of this approval, generally in accordance with the <i>PDA Guideline No. 13 Engineering standards – Sewer and Water</i> and the following approved documents: <ul style="list-style-type: none"> i. Sewer Reticulation Layout Plan, Sheet 2, Plan Number S02, Revision B prepared by Stantec and dated 25/10/21; and ii. Sewer Longitudinal Section, Sheet 1, Plan Number S04 Revision B prepared by Stantec and dated 25/10/21. <p>The detailed design plans shall include the future decommissioning of this interim sewer network to Council's requirements.</p> b) Construct the works generally in accordance with the certified plans required under part a) of this condition. c) Submit to EDQ IS, 'as-constructed' plans, asset register, pressure test and CCTV results in accordance with Council current adopted standards. d) Decommission the interim external sewer in accordance with the certified plans required under part a) of this condition. 	<ul style="list-style-type: none"> a) Prior to the commencement of site works b) Prior to survey plan endorsement c) Prior to survey plan endorsement d) Within 90 days from the time the connection to the Ultimate External Sewer required under condition 9a is completed

9A.	<p>Connection to the Ultimate External Sewer</p> <p>Connect the Internal Sewer required by Condition 8 of this approval to the Ultimate External Sewer (to be delivered by others) to the northwest corner of the site, generally in accordance with the <i>PDA Guideline No. 13 Engineering standards – Sewer and Water</i>, and the following approved reference design:</p> <ul style="list-style-type: none"> i. Ultimate External Sewer Connection, Plan No. S03 Revision B prepared by Stantec and dated 25/10/21 	<p>Within 90 days from the time the Ultimate External Sewer has been constructed by others to the northwest corner of the site</p>
9B.	<p>Bonding – Connection to the Ultimate External Sewer (Condition 9A.) and Decommission of Interim Sewer connection (Condition 9)</p> <p>Submit to EDQ IS a security bond of 150% of the RPEQ certified cost estimate for the construction of the connection to the ultimate external sewer required under Condition 9A – Connection to the Ultimate External Sewer, and the decommissioning of the interim sewer as identified in Condition 9 - Interim Sewer Connection part (d).</p> <p><i>Note to the applicant:</i> The bond will be released by EDQ upon the completion of Condition 9A. and Condition 9(d)</p>	<p>Prior to survey plan endorsement</p>
10.	<p>Removal/Decommissioning of On-Site Wastewater Treatment and Effluent Disposal facilities</p> <p>Decommission and remove the existing on-site wastewater and effluent disposal facilities once connection to Council's reticulation sewer has been undertaken in accordance with Condition 9d of this approval.</p>	<p>Prior to survey plan endorsement</p>
11.	<p>Stormwater Detention Basin – Condition Deleted</p>	
12.	<p>Stormwater Management</p> <ul style="list-style-type: none"> a) Submit to EDQ IS, detailed engineering drawings, certified by a RPEQ for the proposed stormwater network and devices designed generally in accordance with <i>PDA Guideline No. 13 Engineering standards – Stormwater quantity and Stormwater quantity</i> and the approved site-based stormwater management plan: b) Construct the works generally in accordance with the certified plans required under part a) of this condition. c) Provide evidence from a RPEQ that the works have been constructed generally in accordance with the certified plans required under part a) of this condition. 	<ul style="list-style-type: none"> a) Prior to commencement of site works b) Prior to survey plan endorsement c) Prior to survey plan endorsement

13.	Public Infrastructure – Damage, Repairs and Relocation Repair any damage to existing public infrastructure that occurred during works carried out in association with the approved development. Should existing public infrastructure require relocation, due to the approved development, the developer is responsible for these costs together with compliance with relevant standards and statutory requirements.	Prior to survey plan endorsement
Landscape and Environment		
14.	Acid Sulfate Soils (ASSMP) a) Where acid sulfate soils are found on site, submit to EDQ IS, an Acid Sulfate Soils Management Plan (ASSMP). The ASSMP is to be certified by a suitably qualified professional in soils and/or erosion sediment control b) Excavate, remove and/or treat on-site all acid sulfate soils generally in accordance with the certified ASSMP submitted under part a) of this condition.	a) Prior to commencement of or during site works b) Prior to survey plan endorsement
15.	Erosion and Sediment Management a) Submit to EDQ IS, an Erosion and Sediment Control Plan (ESCP), certified by a RPEQ or an accredited professional in erosion and sediment control (CPESC), generally in accordance with the following guidelines: i. Urban Stormwater Quality Planning Guidelines, dated 2010, prepared by the former Department of Environment and Heritage Protection; and ii. Best Practice Erosion and Sediment Control, dated November 2008, prepared by the International Erosion Control Association Australasia (as amended from time to time). b) Implement the certified ESCP as submitted under part a) of this condition.	a) Prior to commencement of site works b) At all times during construction
Survey, land transfers and easements		
16.	Access and Services Easement Provide a minimum 15.5m wide access easement in favour of Lot 8 over Lot 7 (to provide access to Lot 8 through the internal driveway from the future roundabout on Pub Lane/Old Pub Lane) generally as shown on the Subdivision Proposal Plan prepared by Ministaff Survey, B0004 60008 001 Revision D, dated 11.04.2023). <i>Advice Note – Access to future development on proposed Lot 8 is to be through this access easement,</i>	Prior to survey plan endorsement and to be maintained

	<i>unless otherwise approved. Access to any future development on proposed Lot 8 will not be permitted directly from Pub Lane.</i>	
17.	Extinguishment of Easement A on SP214051 a) Submit to EDQ, Development Assessment, DSDI confirmation from an RPEQ that alternative stormwater and sewer outcomes for Lot 1 on SP214051 has been constructed and is operational. b) Subsequent to part (a) of this condition, submit to EDQ Development Assessment, DSDI confirmation of the extinguishment of Easement A on SP214051.	a) Prior to survey plan endorsement b) Prior to survey plan endorsement
18.	Easements over Infrastructure Provide easements in favour of and at no cost to the grantee, over infrastructure located in land generally as shown on the Subdivision Proposal Plan prepared by Ministaff Survey, B0004 60008 001 Revision D, dated 21.08.2023	Prior to survey plan endorsement and to be maintained

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.

Works on a railway

Pursuant to section 255 of the *Transport Infrastructure Act 1994*, the railway manager's written approval is required to carry out works in or on a railway corridor or otherwise interfere with the railway or its operations.

The applicant will need to obtain relevant approvals/agreements from the railway manager, ARTC, for stormwater discharge from the proposed drainage easement (swale) into the railway corridor and for any external sewer reticulation works on the railway corridor. The railway manager should also be contacted regarding the installation of fencing along the site's railway corridor boundary.

Please be advised that this concurrence agency response does not constitute an approval under section 255 of the *Transport Infrastructure Act 1994* and that such approvals need to be separately obtained from the relevant railway manager.

The applicant should contact the Australian Rail Track Corporation (ARTC) at development@artc.com.au or on telephone number (02) 4941 9620 in relation to this matter.

**** End of Package ****