



Economic Development Queensland

Creating and investing in sustainable places for Queensland to prosper

Our ref: DEV2024/1563

28 November 2024

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

Email: bhaynes@ethosurban.com

Dear Mr Haynes

S89(1)(a) Approval of PDA Development Application

PDA Development Application DEV2024/1563 for Development Permit for Operational Work for Advertising Device (freestanding pylon sign) at 57-67 Old Pub Lane, Greenbank described as Lot 2 on SP328307

On 28 November 2024, 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 website at [Current applications and approvals](#).

If you require any further information, please contact Ali Rizayee, Planner, Development Assessment, in Economic Development Queensland, by telephone on (07) 3452 7531 or at Ali.Rizayee@edq.qld.gov.au, who will assist.

Yours sincerely

Amanda Dryden
Director
Development Assessment
Economic Development Queensland



PDA Decision Notice

Site information		
Name of priority development area (PDA)	Greater Flagstone PDA	
Site address	57-67 Old Pub Lane, Greenbank	
Lot on plan description	Lot number	Plan description
	Lot 2	SP328307

PDA development application details	
DEV reference number	DEV2024/1563
'Properly made' date	21/11/2024
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 Work for Advertising Device (free standing pylon sign)

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 The approval is for: • Operational Work for advertising Device (free standing pylon sign)
Decision date	28/11/2024
Currency period	2 years from the date of the decision

Assessment Team	
Assessment Manager (Lead)	Ali Rizayee, Planner
Manager	Brandon Bouda, Manager
Engineer	N/A
Delegate	Amanda Dryden, Director

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 Prepared by Verve Building Design Co.	Job Number - 19222 Drawing Number – DA10 Revision D	01.11.2021

Preamble, abbreviations, and definitions

ABBREVIATIONS AND DEFINITIONS

The following is a list of abbreviations utilised in this approval:

EDQ means Economic Development Queensland.

EDQ DA means Economic Development Queensland's – Development Assessment team.

MEDQ means the Minister for Economic Development Queensland.

PDA means Priority Development Area.

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@edq.qld.gov.au
- b) EDQ IS: PrePostConstruction@edq.qld.gov.au

PDA Development Conditions

No.	Condition	Timing
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

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

PDA Development Conditions		
No.	Condition	Timing
4.	Structural Design a) Submit to EDQ IS detailed structural plans certified by a RPEQ for the proposed free standing advertising device. b) Construct the works generally in accordance with the certified plans required under part b) of this condition.	a) Prior to commencement of construction b) As indicated
5.	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
6	Sign Requirements The advertising device shall be designed according to the following: a) Luminance levels must not exceed 400 cd/m ² b) The sign display must be static and not include flashing or moving images	At all times

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 ****