



Department of Infrastructure,
Local Government and Planning

Our ref: DEV2016/813

29 November 2017

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

Dear Angus

SECTION 89(1)(a) PDA DEVELOPMENT APPROVAL FOR A PDA DEVELOPMENT APPLICATION FOR A PDA DEVELOPMENT PERMIT FOR A MATERIAL CHANGE OF USE – EXTENSION TO SHOPPING CENTRE (BUSINESS, CHILD CARE CENTRE, COMMUNITY FACILITY, FAST FOOD PREMISES, FOOD PREMISES, HEALTH CARE SERVICES, INDOOR ENTERTAINMENT, INDOOR SPORT AND RECREATION, SHOP, SHOPPING CENTRE) AT 15 AND 19-67 PUB LANE, GREENBANK DESCRIBED AS LOTS 1 AND 5 ON SP214051 AND EASEMENTS A, B AND C ON SP214051

On 17 November 2017, the above Priority Development Area (PDA) development approval has been granted under s.85(4)(b) of the *Economic Development Act 2012*. It approves part 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 Development Approvals Register via the Department of Infrastructure, Local Government and Planning website <http://www.dilgp.qld.gov.au/planning/development-assessment/priority-development-area-development-applications.html>.

Should you have any queries in relation to this PDA decision notice, please do not hesitate to contact Tom Barker on 3452 7440.

Yours sincerely

Jeanine Stone
Director – EDQ Development Assessment

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PDA Decision Notice – Approval

Site information		
Name of priority development area (PDA)	Greater Flagstone	
Site address	15 and 19-67 Pub Lane, Greenbank	
Lot on plan description	Lot number	Plan description
	Lot 1	SP214051
	Lot 5	SP214051
	Easements A, B and C	SP214051
PDA development application details		
DEV reference number	DEV2016/813	
'Properly made' date	2 December 2016	
Type of application	<input checked="" type="checkbox"/> New development involving: <div style="margin-left: 20px;"> <input checked="" type="checkbox"/> Material change of use <div style="margin-left: 20px;"> <input type="checkbox"/> Preliminary approval <input checked="" type="checkbox"/> Development permit </div> <input type="checkbox"/> Reconfiguring a lot <div style="margin-left: 20px;"> <input type="checkbox"/> Preliminary approval <input type="checkbox"/> Development permit </div> <input type="checkbox"/> Operational work <div style="margin-left: 20px;"> <input type="checkbox"/> Preliminary approval <input type="checkbox"/> Development permit </div> </div> <input type="checkbox"/> Changing a PDA development approval <input type="checkbox"/> Extending the currency period of a PDA approval	
Description of proposal applied for	Material Change of Use – Extension to Shopping Centre (Business, Child Care Centre, Community Facility, Fast Food Premises, Food Premises, Health Care Services, Indoor Entertainment, Indoor Sport and Recreation, Shop, Shopping Centre)	

PDA development approval details

Decision	The PDA development approval has been granted that approves part of the PDA development approval applied for, subject to PDA development conditions forming part of this decision notice. The approval grants a total maximum Gross Floor Area (GFA) of 14,022m ² , comprising the following land use categories: <ul style="list-style-type: none"> • Up to 11,000m² GFA of Retail/Entertainment uses • Up to 3,000m² GFA of Commercial uses • Up to 3,000m² GFA of Community uses
Decision date	17 November 2017
Currency period	6 years from Decision Date

Plans and documents

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

Approved plans and documents		Number (if applicable)	Date (if applicable)
1.	Site Plan, prepared by i2C	2016-077, P5	12.07.17 (Amended in Red on 14 September 2017)
2.	Landscape Concept Package, prepared by Place Design Group	1116042, Issue B	10 November 2016 (Amended in Red on 14 September 2017)
3.	Conceptual Earthworks Layout Plan, prepared by Wood & Grieve Engineers	29875-BRI-C-DA FIG02 Rev A	11/11/16
4.	Conceptual Earthworks Details, prepared by Wood & Grieve Engineers	29875-BRI-C-DA FIG03 Rev A	11/11/16
5.	Conceptual Services Plan, prepared by Wood & Grieve Engineers	29875-BRI-C-DA FIG09 rev B	14/02/17
6.	Concept Drainage Layout Plan, prepared by Wood & Grieve Engineers	29875-BRI-C-DA FIG06 rev A	11/11/16
7.	Ecological Assessment Report, prepared by 28 South Environmental		14 April 2016 (Amended in Red on 14 September 2017)
8.	Bushfire Hazard Assessment for Expansion of Greenbank Shopping Centre, prepared by The Consultancy Bureau Pty Ltd	16-049	October 2016 (Amended in Red on 14 September 2017)

PREAMBLE

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 EDQ 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 EDQ's development assessment fee schedule (as amended from time to time).
 - ii. submit to EDQ a duly completed compliance assessment form.
 - iii. submit to EDQ plans/supporting information as required under the relevant condition of approval.
- b) Compliance assessment and endorsement by EDQ Development Assessment, DILGP 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, DILGP 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 30 business days** – EDQ Development Assessment, DILGP 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, DILGP **within 30 business days** from the date of the notice.
 - v. **within 30 business days** – EDQ Development Assessment, DILGP 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, DILGP is not satisfied that compliance has been achieved within **30 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, DILGP endorses relevant plans/supporting information.

ABBREVIATIONS

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

1. **AILA** means a Landscape Architect registered by the Australian Institute of Landscape Architects.
2. **Certification Procedures Manual** means Certification Procedures Manual, prepared by The Department of State Development, Infrastructure and Planning, September 2013 (as amended from time to time).
3. **Council** means Logan City Council.
4. **DEHP** means The Department of Environment and Heritage Protection.
5. **DILGP** means The Department of Infrastructure, Local Government and Planning.
6. **EDQ** means Economic Development Queensland.
7. **PDA** means Priority Development Area.
8. **RPEQ** means Registered Professional Engineer of Queensland.

PDA Development Conditions – Material Change of Use

[illegible]

Engineering		
5.	<p>Construction Management Plan</p> <p>a) Submit to EDQ Development Assessment, DILGP, a Site Based Construction Management Plan (CMP), prepared by the principal site contractor, that manages the following:</p> <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 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; iii. contaminated land (if required), including removal, treatment and replacement in accordance with a compliance permit from an approved contaminated land auditor. <p>b) Undertake all works generally in accordance with the CMP which must be current and available on site at all times during the construction period.</p>	<p>a) Prior to commencement of site works</p> <p>b) At all times during construction</p>
6.	<p>Traffic Management Plan</p> <p>a) Submit to EDQ Development Assessment, DILGP, a Traffic Management Plan (TMP), certified by a person holding a current Traffic Management Level 3 qualification or higher.</p> <p>The TMP must 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. planning including risk identification and assessment, staging, etc.; 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>b) Undertake all works generally in accordance with the certified TMP which must 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>

7.	<p>Compliance Assessment – Carpark</p> <p>a) Submit to EDQ Development Assessment, DILGP, for compliance assessment, an amended Traffic Engineering Report, certified by a RPEQ, that includes an amended carpark layout plan showing the following:</p> <ul style="list-style-type: none"> • a re-configured car park north and west of the existing day care, which eliminates vehicles from being able to manoeuvre directly onto the main east-west aisle to the north. <p>The carpark layout shall be designed generally in accordance with <i>AS 2890 – Parking Facilities</i>.</p> <p>b) Construct the carpark in accordance with the endorsed revised carpark layout as required under part a) of this condition.</p>	<p>a) Prior to commencement of works</p> <p>b) Prior to commencement of use</p>
8.	<p>Compliance Assessment – Pub Lane / Old Pub Lane Intersection</p> <p>a) Submit to EDQ Development Assessment, DILGP, for compliance assessment a detailed layout plan(s), certified by a RPEQ, for a roundabout controlled intersection at Pub Lane/Old Pub lane in accordance with PDA Guideline No. 13 – Engineering Standards – Major Roads. The roundabout shall not encroach on private land, other than the subject site.</p> <p>b) Submit to EDQ Development Assessment, DILGP, detailed engineering plans certified by a RPEQ generally in accordance with the endorsed plans required under part a) of this condition.</p> <p>c) Construct the works generally in accordance with the certified plans required under part b) of this condition.</p> <p>d) Submit to EDQ Development Assessment, DILGP, 'as-constructed' plans, associated test results and an asset register in a format which accords with Council requirements.</p> <p>Advice Note: <i>Prior to commencement of works on Pub Lane the applicant may be required to obtain a 'road permit' from Council.</i></p>	<p>a) Prior to commencement of works</p> <p>b) Prior to commencement of works</p> <p>c) Prior to commencement of use</p> <p>d) Prior to commencement of use</p>
9.	<p>Retaining Walls</p> <p>a) Submit to EDQ Development Assessment, DILGP, detailed engineering plans, certified by an RPEQ, of all retaining walls 1.0m or greater in height.</p>	<p>a) Prior to commencement of site works</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 Development Assessment, DILGP, certification by a RPEQ that all retaining wall works 1.0m or greater in height have been carried out generally in accordance with the certified plans.</p>	<p>b) Prior to commencement of use</p> <p>c) Prior to commencement of use</p>
10.	<p>Filling and Excavation</p> <p>a) Submit to EDQ Development Assessment, DILGP, detailed earthworks plans certified by a RPEQ, generally in accordance with AS3798 – 1996 <i>“Guidelines on Earthworks for Commercial and Residential Developments</i> and:</p> <ul style="list-style-type: none"> i. Conceptual Earthworks Layout Plan, prepared by Wood & Grieve Engineers, drawing no. FIG02 Rev A, and dated 11/11/16; and ii. Conceptual Earthworks Details, prepared by Wood & Grieve Engineers, drawing no. FIG03 Rev A, and dated 11/11/16. <p>The certified earthworks plans shall:</p> <ul style="list-style-type: none"> i. include a geotechnical soils assessment of the site; ii. be consistent with the Erosion and Sediment Control plans; iii. provide full detail of areas where dispersive soils will be disturbed, treatment of dispersive soils and their rehabilitation; iv. 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 required under part a) of this condition.</p> <p>c) Submit to EDQ Development Assessment, DILGP, certification by a RPEQ that all earthworks have been carried out in generally accordance with the certified plans required under part a) of this condition and 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 commencement of use</p> <p>c) Prior to commencement of use</p>
11.	<p>Water Connection</p> <p>Connect the development to the existing water reticulation network in accordance Council's current adopted standards.</p>	<p>Prior to commencement of use</p>
12.	<p>Internal Sewer</p> <p>a) Submit to EDQ Development Assessment, DILGP detailed design plans certified by a RPEQ for the internal sewer connecting Lot 6 on SP246116 and Lot 4 on SP214051 to the future external sewer generally in accordance with <i>PDA Guideline No. 13 Engineering</i></p>	<p>a) Prior to commencement of site works</p>

	<p><i>standards – Sewer and Water</i> and the approved Conceptual Services Plan, prepared by Wood & Grieve Engineers, drawing no. FIG09 Rev B, and dated 14/02/17.</p> <p>b) Construct the works generally in accordance with the certified plans required under part b) of this condition.</p> <p>c) Submit to EDQ Development Assessment, DILGP ‘as-constructed’ plans, asset register, pressure and CCTV results in accordance with the registered service provider’s current adopted standards.</p>	<p>b) Prior to commencement of use</p> <p>c) Prior to commencement of use</p>
13.	<p>Compliance Assessment – External Sewer</p> <p><u>If Council’s external sewer network has not been constructed at the time of commencing site works:</u></p> <p>a) Submit to EDQ Development Assessment, DILGP for compliance assessment preliminary design plans certified by a RPEQ for the proposed temporary measures to maintain the service to the development connected to the temporary treatment plant.</p> <p>b) Construct the works generally in accordance with the certified plans required under part b) of this condition.</p> <p>c) Where the temporary treatment plant is no longer required due to the availability to connect to Council’s external sewer network, fulfil parts d) to g) of this condition.</p> <p><u>If Council’s external sewer network is constructed at the time of commencing site works:</u></p> <p>d) Submit to EDQ Development Assessment, DILGP for compliance assessment, preliminary design plans certified by a RPEQ for the connection of the internal sewer to the Council’s network.</p> <p>The certified sewerage plans shall include:</p> <ol style="list-style-type: none"> proposed temporary measure to maintain the service to the development connected to the temporary treatment plant; and decommissioning plan for the existing on-site temporary treatment plant and effluent irrigation facilities after connection to Council’s network. <p>e) Submit to EDQ Development Assessment, DILGP detailed sewer reticulation design plans certified by a RPEQ generally in accordance the endorsed network plan required under part a) of this condition.</p> <p>f) Construct the works generally in accordance with the certified plans required under part b) of this condition.</p>	<p>a) Prior to commencement of site works</p> <p>b) Prior to commencement of use</p> <p>c) Within 6 months of the connection being available</p> <p>d) Prior to commencement of site works</p> <p>e) Prior to commencement of site works</p> <p>f) Prior to commencement of use</p>

	g) Submit to EDQ Development Assessment, DILGP 'as-constructed' plans, asset register, pressure and CCTV results in accordance with the registered service provider's current adopted standards; or	g) Prior to commencement of use
14.	Stormwater Connection Connect the development to a lawful point of discharge with 'no-worsening' to upstream or downstream properties for storm events up to 1% Annual Exceedance Probability (AEP) in accordance with Council current adopted standards.	Prior to commencement of use
15.	Stormwater Management a) Submit to EDQ Development Assessment, DILGP, 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 Concept Drainage Layout Plan, drawing no. FIG06 rev A, prepared by Wood & Grieve Engineers and dated 11.11.16. 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.	a) Prior to commencement of works b) Prior to commencement of use c) Prior to commencement of use
16.	Outdoor Lighting Outdoor lighting within the development shall be designed and installed in accordance with <i>AS 4282:1997 Control of the Obtrusive Effects of Outdoor Lighting</i> .	Prior to commencement of use and to be maintained
17.	Electricity Submit to EDQ Development Assessment, DILGP, either: a) written evidence from Energex confirming that existing underground low-voltage electricity supply or overhead where agreed to by the local council is available to the development; or b) written evidence from Energex confirming that the applicant has entered into an agreement with it to provide underground or overhead where agreed to by the local council electricity services.	Prior to commencement of site works
18.	Telecommunications Submit to EDQ Development Assessment, DILGP, documentation from an authorised telecommunication service provider confirming that an agreement has been	Prior to commencement of site works

	entered into for the provision of underground telecommunication services to the proposed development.	
19.	Broadband Submit to EDQ Development Assessment, DILGP, a written agreement from an authorised telecommunications service provider that infrastructure within the development as defined under the <i>Telecommunications Act (Fibre Deployment Bill 2011)</i> can be provided in accordance with the Communications Alliance G645:2011 guideline, to accommodate services which are compliant with the Federal Government's National Broadband Network policy.	Prior to commencement of site works
20.	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 commencement of use
Landscaping and Environment		
21.	Removal of Vegetation Carry out the clearing of vegetation in accordance with the approved Ecological Assessment Report, prepared by 28 South Environmental, dated 14 April 2016 (Amended in Red on 14 September 2017)	Prior to the commencement of building works
22.	Tree Protection Fencing Install tree protection fencing along any tree that is to be retained. All tree protection fencing is to be generally in accordance with <i>AS 4970-2009 Protection of trees on development sites</i> .	Prior to the commencement of clearing and to be maintained until clearing has been completed
23.	Fauna Spotter a) A licensed Wildlife Spotter/Catcher under the <i>Nature Conservation Act 1992</i> is to undertake a survey of the site to identify any fauna or habitat features (e.g. nests, tree hollows) and certify that any necessary fauna protection measures or relocation procedures have been implemented. b) A licensed Wildlife Spotter/Catcher must be present during the vegetation clearing. c) Submit to EDQ certification from the licensed Wildlife Spotter/Catcher that vegetation clearing was carried out generally in accordance with the conditions of approval.	a) Prior to commencement of vegetation clearing b) At all times during vegetation clearing c) Within 3 months of the completion of vegetation clearing

<p>24.</p>	<p>Vegetation Clearing Offsets</p> <p>a) Unless otherwise agreed to by EDQ Development Assessment, DILGP, submit to EDQ Development Assessment, DILGP, a detailed plan, endorsed by a qualified arborist (AQF Level 5), showing the extent of Medium Value Rehabilitation Habitat proposed to be cleared.</p> <p>For Medium Value Rehabilitation Habitat proposed to be cleared in accordance with, and identified on the approved Ecological Assessment Report, prepared by 28 South Environmental, dated 14 April 2016 (Amended in Red on 14 September 2017):</p> <p>b) Pay to the EDQ a monetary contribution for the clearing of vegetation as set out in the EDQ Guideline 17: Remnant Vegetation and Koala Habitat Obligations in Greater Flagstone and Yarrabilba PDAs dated July 2012; or</p> <p>If compensatory planting is proposed, as set out in the EDQ Guideline 17: Remnant Vegetation and Koala Habitat Obligations in Greater Flagstone and Yarrabilba PDAs dated July 2012:</p> <p>c) Submit to EDQ Development Assessment, DILGP a planting plan certified by a qualified arborist (AQF Level 5) or ecologist showing the extent of compensatory planting to be undertaken, including location, type and extent of planting, as set out in the EDQ Guideline 17: Remnant Vegetation and Koala Habitat Obligations in Greater Flagstone and Yarrabilba PDAs dated July 2012.</p> <p>d) Undertake compensatory planting in accordance with b) of this condition.</p> <p>e) Once compensatory planting has been undertaken, submit to EDQ Development Assessment, DILGP confirmation from a qualified arborist (AQF Level 5) or ecologist that the compensatory planting has been undertaken in accordance with b) of this condition.</p>	<p>a) Prior to commencement of vegetation clearing</p> <p>b) Prior to commencement of vegetation clearing</p> <p>c) Prior to commencement of vegetation clearing</p> <p>d) Within 3 months of commencement of vegetation clearing</p> <p>e) Within 12 months of commencement of vegetation clearing</p>
<p>25.</p>	<p>Landscape Works</p> <p>a) Submit to EDQ Development Assessment, DILGP, detailed landscape plans, certified by an AILA, for improvement works within the proposed development generally in accordance with the approved Landscape Concept Package, prepared by Place Design Group, report reference 1116042, Issue B, dated 10 November 2016 (Amended in Red on 14 September 2017)</p>	<p>a) Prior to commencement of site works</p>

