



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

Our ref: DEV2019/1035/3

2 August 2023

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

Email: rlivingstone@ethosurban.com; bhaynes@ethosurban.com

Dear Renee and Ben

**S99 Approval of change to PDA development application**

**Change to PDA Preliminary Approval for material change of use for development generally in accordance with a master plan for health care services, business (office), warehouse (self-storage facility) childcare centre and indoor sport and recreation (gym, swim school) at 43-77 Old Pub Lane, Greenbank described as Lot 1 on SP184067**

On 2 August 2023, 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](http://www.dsdilgp.qld.gov.au/pda-da-applications).

If you require any further information, please contact Marissa Bais, Planner, Development Assessment, in Economic Development Queensland, by telephone on (07) 3452 7344 or at [Marissa.Bais@dsdilgp.qld.gov.au](mailto:Marissa.Bais@dsdilgp.qld.gov.au).

Yours sincerely

Brandon Bouda  
**A/Director**  
**Development Assessment**  
**Economic Development Queensland**

# PDA Decision Notice

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	21 February 2023	
Type of application	<input type="checkbox"/> PDA development application for: <ul style="list-style-type: none"> <li><input type="checkbox"/> Material change of use               <ul style="list-style-type: none"> <li><input type="checkbox"/> Preliminary approval</li> <li><input type="checkbox"/> Development permit</li> </ul> </li> <li><input type="checkbox"/> Reconfiguring a lot               <ul style="list-style-type: none"> <li><input type="checkbox"/> Preliminary approval</li> <li><input type="checkbox"/> Development permit</li> </ul> </li> <li><input type="checkbox"/> Operational work               <ul style="list-style-type: none"> <li><input type="checkbox"/> Preliminary approval</li> <li><input type="checkbox"/> Development permit</li> </ul> </li> </ul> <input checked="" type="checkbox"/> Application to change PDA development approval <input type="checkbox"/> Application to extend currency period	
Proposed development	PDA Preliminary Approval for material change of use for development generally in accordance with a master plan for health care services, business (office), warehouse (self-storage facility) child care centre and indoor sport and recreation (gym, swim school)	
PDA development approval details		
Decision of the MEDQ	<p>The MEDQ has decided to grant <b>all</b> of the PDA development approval applied for, <b>subject to</b> PDA development conditions forming part of this decision notice.</p> <p>The approved changes are summarised as follows</p> <ul style="list-style-type: none"> <li>- Amendment to Master Plan to reallocate 1,020m<sup>2</sup> of gross floor area (GFA) within Building 2 in Stage 2 of Indoor Sport and Recreation and convert this to additional Commercial land use (health care services and office); and</li> <li>- Inclusion of condition and approved plan for staged delivery channelised intersection upgrades at Pub Lane and Old Pub Lane</li> </ul>	
Original Decision date	21 October 2019	
1 <sup>st</sup> Change to approval date	14 September 2021	
2 <sup>nd</sup> Change to approval date	2 August 2023	
Currency period	10 years from the original 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.	Master Site Plan prepared by Verve Building Design Co.	DA21, Rev C	16 August 2021
2.	Concept Overview prepared by Bitzios Consulting	P4086 Sheet 1 Issue 1	15 May 2019 as amended in red 27 July 2023
Plans and documents approved on 14 September 2021		Number	Date
3.	Further Issues Response: Traffic and Transport Items	P5105.004L	9 September 2021
Plans and documents approved on 21 October 2019		Number	Date
4.	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)
5.	Bushfire Hazard Assessment Report – 43-77 Old Pub Lane, Greenbank, prepared by Rob Friend & Associates Pty Ltd	RFA19-036	8 August 2019
PDA development conditions			
<b>PREAMBLE AND ABBREVIATIONS</b>			
<b><u>ABBREVIATIONS</u></b>			
For the purposes of interpreting the PDA Development Conditions, the following is a list of abbreviations utilised:			
1.	<b>Council</b> means the relevant local government for the land the subject of this approval.		
2.	<b>DSDILGP</b> means The Department of State Development, Infrastructure, Local Government and Planning		
3.	<b>EDQ</b> means Economic Development Queensland		
4.	<b>EDQ DA</b> means Economic Development Queensland's – Development Assessment team.		
5.	<b>EDQ IS</b> means Economic Development Queensland's – Infrastructure Solutions team.		
6.	<b>MEDQ</b> means The Minister of Economic Development Queensland.		
7.	<b>PDA</b> 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, submit the documentation to:

- a) EDQ DA at: [pdadevelopmentassessment@dasilgp.qld.gov.au](mailto:pdadevelopmentassessment@dasilgp.qld.gov.au).
- b) EDQ IS at: [EDQ\\_PrePostConstruction@dasilgp.qld.gov.au](mailto:EDQ_PrePostConstruction@dasilgp.qld.gov.au).

**PDA Development Conditions**

No.	Condition	Timing
<b>General</b>		
1.	<b>Carrying out of Future Development</b>  Future applications for development permits are to be generally in accordance with the approved plans and documents.	As indicated
<b>Engineering</b>		
2.	<b>Stormwater Management - Quantity</b>  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.	<b>Sewer Connection</b>  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
4.	<b>Roadworks (CHR(s))</b>  a) Submit to EDQ DA detailed engineering plans, certified by a RPEQ, for all roadworks, including signs and line marking and possible footpaths realignment. The certified engineering plans must be designed generally in accordance with: <ul style="list-style-type: none"> <li>i. <i>PDA Guideline No. 13 Engineering standards;</i></li> <li>ii. the approved "<i>Traffic Layout Overview, drawing #P4086, rev 1, prepared by Bitzios, dated 15 May 2019</i>" as Amended in Red, dated 27 July 2023; and</li> <li>iii. the footpath is suitable distance from the road edge.</li> </ul>	a) Prior to commencing of site works for stage 2

	<p>b) Construct roadworks, associated with the Channelised Right Turn, footpath and associated signage and line marking on Pub Lane and signage and line marking on Old Pub Lane, generally in accordance with the certified plans submitted under part a) of this condition.</p> <p>c) Submit to EDQ IS:</p> <ul style="list-style-type: none"> <li>i. certification from a suitably qualified and experienced RPEQ that all roadworks have been constructed generally in accordance with the certified plans submitted under part b) of this condition; and</li> <li>ii. all documentation as required by the <i>Certification Procedures Manual</i>; and</li> <li>iii. as-constructed drawings, asset register and test results, certified by a RPEQ, in a format acceptable to the end asset owners for all roadworks constructed under this condition.</li> </ul>	<p>b) Prior to commencement of use for stage 2</p> <p>c) Prior to commencement of use for the Stage 2</p>
5.	<p><b>Roadworks (AUL(s))</b></p> <p>a) Submit to EDQ DA detailed engineering plans, certified by a RPEQ, for all roadworks, including signs and line marking and possible footpaths realignment. The certified engineering plans must be designed generally in accordance with:</p> <ul style="list-style-type: none"> <li>i. <i>PDA Guideline No. 13 Engineering standards</i>;</li> <li>ii. the approved "<i>Traffic Layout Overview, drawing #P4086, rev 1, prepared by Bitzios, dated 15 May 2019</i>" as Amended in Red, dated 27 July 2023; and</li> <li>iii. the footpath is suitable distance from the road edge.</li> </ul> <p>b) Construct roadworks, associated with the Auxiliary Left Turn (short) and associated signage and line markings on Pub Lane, generally in accordance with the certified plans submitted in accordance with part a) of this condition.</p> <p>c) Submit to EDQ IS:</p> <ul style="list-style-type: none"> <li>i. certification from a suitably qualified and experienced RPEQ that all roadworks have been constructed generally in accordance with the certified plans submitted under part b) of this condition; and</li> <li>ii. all documentation as required by the <i>Certification Procedures Manual</i>; and</li> <li>iii. as-constructed drawings, asset register and test results, certified by a RPEQ, in a format acceptable to the end asset owners for all roadworks constructed under this condition.</li> </ul>	<p>a) Prior to commencement of site works for stage 3</p> <p>b) Prior to commencement of use for stage 3</p> <p>c) Prior to commencement of use for stage 3</p>

**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 \*\***