



# Economic Development Queensland

Creating and investing in sustainable places for Queensland to prosper

Our ref: DEV2025/1589

3 March 2025

Villa Green Pty Ltd  
C/- RPS AAP Consulting Pty Ltd  
Att: Mr Julian Kemp & Mr Tom Eddy  
Level 8, 31 Duncan Street  
FORTITUDE VALLEY QLD 4006

Email: [julian.kemp@rpsconsulting.com](mailto:julian.kemp@rpsconsulting.com); [tomeddy@rpsconsulting.com](mailto:tomeddy@rpsconsulting.com)

Dear Mr Kemp and Mr Eddy

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

**PDA Development Permit for Operational Work for Advertising Device at Lot 9997 West Sentinel Drive, Greenbank described as Lot 9997 on SP335721**

On 3 March 2025, 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 Mr Ali Rizayee, Planner, Development Assessment, in Economic Development Queensland, by telephone on (07) 3452 7531 or at [ali.rizayee@edq.qld.gov.au](mailto: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                            | Lot 9997 West Sentinel Drive, Greenbank                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                  |
| Lot on plan description                 | Lot number                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Plan description |
|                                         | 9997                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | SP335721         |
| PDA development application details     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                  |
| DEV reference number                    | DEV2025/1589                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                  |
| 'Properly made' date                    | 6 February 2025                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                  |
| Type of application                     | <input checked="" 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 checked="" type="checkbox"/> Operational work               <ul style="list-style-type: none"> <li><input type="checkbox"/> Preliminary approval</li> <li><input checked="" type="checkbox"/> Development permit</li> </ul> </li> </ul> <input type="checkbox"/> Application to change PDA development approval<br><input type="checkbox"/> Application to extend currency period |                  |
| Proposed development                    | Operational Works for Advertising Device                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                  |
| 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 approval is for:</p> <ul style="list-style-type: none"> <li>• Operational Works for Advertising Device</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                  |
| Decision date                           | 3 March 2025                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                  |
| Currency period                         | 2 years from the date of the decision                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                  |
| Assessment Team                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                  |
| Assessment Manager (Lead)               | Ali Rizayee, Planner                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                  |
| Manager                                 | Jennifer Sneesby, 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.                           | Signage Location Plan, prepared by Martins Brand House       | 12283, Version 1 | Tuesday 14 January 2025 |
| 2.                           | Billboard Sign, prepared by Martins Brand House              | 12283, Version 1 | Tuesday 14 January 2025 |
| 3.                           | Construction Specifications, prepared by Martins Brand House | 12283, Version 1 | Tuesday 14 January 2025 |

### Preamble, abbreviations, and definitions

#### PREAMBLE

Nil

#### ABBREVIATIONS AND DEFINITIONS

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

**COUNCIL** means the relevant local government for the land the subject of this approval.

**EDQ** means Economic Development Queensland.

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

**EDQ IS** means Economic Development Queensland's – Infrastructure Solutions team.

**MEDQ** means the Minister for Economic Development Queensland.

**PDA** means Priority Development Area.

**RPEQ** means Registered Professional Engineer of Queensland.

### 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](mailto:pdadevelopmentassessment@edq.qld.gov.au)

b) EDQ IS: [PrePostConstruction@edq.qld.gov.au](mailto:PrePostConstruction@edq.qld.gov.au)

| PDA development conditions |                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                              |
|----------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------|
| No.                        | Condition                                                                                                                                                                                                                                                                                                                                                                                                                         | Timing                                                                       |
| 1.                         | <b>Carry Out the Approved Development</b><br><br>Carry out the development generally in accordance with the approved plans.                                                                                                                                                                                                                                                                                                       | Prior to expiration of the currency period                                   |
| 2.                         | <b>Structural Design</b><br><br>a) Submit to EDQ IS detailed structural plans certified by a RPEQ for the proposed free standing advertising device. In addition, these plans must clearly demonstrate that signs do not compromise the ability to maintain existing infrastructure within road reserve.<br><br>b) Construct the works generally in accordance with the certified plans required under part b) of this condition. | Prior to commencement of construction<br><br><br>As indicated                |
| 3.                         | <b>Hours of Work - Construction</b><br><br>Construction hours for the approved development are limited to Monday to Saturday between 6:30am to 6:30pm, excluding public holidays.                                                                                                                                                                                                                                                 | During construction                                                          |
| 4.                         | <b>Removal of Advertising Device</b><br><br>a) Remove the approved advertising device and associated structures and the areas on which the sign was located are to be remediated consistent with the outcomes of the future park. Or<br>b) Enter into an agreement with Council providing for the retention of the advertising device                                                                                             | a) & b) Prior to the future park going off-maintenance at no cost to Council |

#### 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 \*\***