



Economic Development Queensland

Creating and investing in sustainable places for Queensland to prosper

Our ref: DEV2019/1035/4

19 May 2025

Old Pub Lane Pty Ltd
C/- Ethos Urban
Att: Ms Renee Livingstone and Mr Ben Haynes
Level 4, 215 Adelaide Street
BRISBANE CITY QLD 4000

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

Dear Ms Livingstone and Mr Haynes

s.99 Approval – Application to Change PDA Development Approval

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 16 May 2025 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 [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, who will assist.

Yours sincerely

Brandon Bouda
A/Director
Development Assessment
Economic Development Queensland



PDA Decision Notice – Approval

Site information		
Name of priority development area (PDA)	Greater Flagstone	
Site address	43-77 Old Pub Lane	
Lot on plan description	Lot number	Plan description
	Lot 1	SP184067
PDA development application details		
DEV reference number	DEV2019/1035/4	
'Properly made' date	7 May 2025	
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	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 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"> 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) 	
Original Decision date	21 October 2019	
1 st Change to approval date	14 September 2021	
2 nd Change to approval date	2 August 2023	
3 rd Change to approval date	16 May 2025	
Currency period	10 years from the original decision date	

Assessment Team	
Assessment Manager (Lead)	Ali Rizayee, Planner
Manager	Jennifer Sneesby, Manager
Engineer	Jack Landsberg, Principal Technical Officer
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.			
Plans and documents previously approved on 2 August 2023		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 previously approved on 14 September 2021		Number	Date
1.	Further Issues Response: Traffic and Transport Items	P5105.004L	9 September 2021
Plans and documents previously approved on 21 October 2019		Number	Date
1.	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)
2.	Bushfire Hazard Assessment Report – 43-77 Old Pub Lane, Greenbank, prepared by Rob Friend & Associates Pty Ltd	RFA19-036	8 August 2019

Preamble, Abbreviations, and Definitions
<p>PREAMBLE</p> <p>Nil</p> <p>ABBREVIATIONS AND DEFINITIONS</p> <p>The following is a list of abbreviations utilised in this approval:</p> <p>CERTIFICATION PROCEDURES MANUAL means the document titled <i>Certification Procedures Manual</i>, prepared by EDQ, dated April 2020 (as amended from time to time).</p> <p>COUNCIL means the relevant local government for the land the subject of this approval.</p> <p>EDQ means Economic Development Queensland.</p> <p>EDQ DA means Economic Development Queensland's – Development Assessment team.</p>

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

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

PDA Development Conditions

No.	Condition	Timing
General		
1.	Carrying out of Future Development Future applications for development permits are to be generally in accordance with the approved plans and documents.	As indicated
Engineering		
2.	Stormwater Management - Quantity 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.	Sewer Connection 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.	Roadworks (CHR(s)) 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: i. <i>PDA Guideline No. 13 Engineering standards;</i>	a) Prior to commencement of use for stage 2

	<ul style="list-style-type: none"> 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 iii. the footpath is suitable distance from the road edge. <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"> 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 ii. all documentation as required by the <i>Certification Procedures Manual</i>; and 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. 	<p>b) Prior to commencement of use for stage 2</p> <p>c) Prior to commencement of use for the Stage 2</p>
5.	Roadworks (AUL(s)) <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"> i. <i>PDA Guideline No. 13 Engineering standards</i>; 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 iii. the footpath is suitable distance from the road edge. <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"> 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 ii. all documentation as required by the <i>Certification Procedures Manual</i>; and 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. 	<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 ****