

Our ref: DEV2019/1087/11

19 March 2026

Region RE Limited
C/- Place Design Group
Att: Jessica Pitcher
GPO Box 775
BRISBANE CITY QLD 4001
Email: Jessica.p@placedesigngroup.com

Dear Jessica

Changed PDA Decision Notice

Notices given for the purposes of section 99 of the Economic Development Act 2012

Priority Development Area (PDA):	Greater Flagstone PDA
PDA Development Approval:	Reconfiguring a lot (1 into 2 lots)
Property Location:	19-67 Pub Lane, Greenbank
Property Description:	Lot 5 on SP343223

On 18 March 2026, Economic Development Queensland (EDQ) decided to approve **all** of the Amendment Application for the above PDA Development Approval subject to PDA Development Conditions in accordance with the attached Changed Decision Notice.

The Changed Decision Notice and approved plans and documents can also be viewed on EDQ's website at [Current applications and approvals](#).

If you require any further information, please contact Andrew Edwards on 3035 0120 or by email at andrew.edwards@edq.qld.gov.au.

Yours sincerely



Amanda Dryden
Acting Group Director
Development Services
Economic Development Queensland

Cc: Logan City Council - council@logan.qld.gov.au

Changed Decision Notice

Site information		
Name of priority development area (PDA)	Greater Flagstone PDA	
Site address	19 – 67 Pub Lane, Greenbank	
Lot on plan description	Lot number	Plan description
	Lot 5	SP343223 (Previously SP214051)
PDA Development Approval details		
DEV Reference No.	DEV2019/1087/11	
Original Approval details	PDA Development Approval for Development Permit for Reconfiguring a Lot – 1 into 2 Lots	
Change to Approval Decision	EDQ has decided to grant all of the changes to the PDA Development Approval applied for, subject to PDA Development Conditions forming part of this Changed Decision Notice.	
Original decision date	24 June 2020	
1 st Change to approval date	12 October 2020	
2 nd Change to approval date	16 November 2021	
3 rd Change to approval date	20 February 2024	
Change to Approval decision date	18 March 2026	
Currency Period	4 years from the Original decision date (inclusive of COVID extensions)	

Approved plans and documents				
The plans and documents approved and referred to in the PDA Development Conditions for the PDA Development Approval are detailed below.				
Plan/Document Name		Reference No.	Prepared By	Date
1.	Proposed Plan – Proposed Lots 7 and 8	B0004 60009 001 – Revision C	Ministaff Survey	27/02/2026
Plans and documents previously approved on 20 February 2024				
1.	Proposal Plan – Proposed Lots 7 and 8	B0004 60008 001 – revision D	Ministaff Survey	21/08/23
2.	Serviceability report – For the proposed Greenbank Shopping Centre Stage 2	21282 - Revision B	Bornhorst + Ward	August 2023

3.	Site based Stormwater Management Plan – For the proposed Greenbank Shopping Centre	21282 – Revision D	Bornhorst + Ward	August 2023
Plans and documents previously approved on 16 November 2021				
1.	Sewer Reticulation Layout Plan, Sheet 1	S01 Revision B	Stantec	25 October 2021
2.	Sewer Reticulation Layout Plan, Sheet 2	S02 Revision B	Stantec	25 October 2021
3.	Sewer Longitudinal Section, Sheet 1	S04 Revision B	Stantec	25 October 2021
4.	Ultimate External Sewer Connection	S03 Revision B	Stantec	26 October 2021

Compliance assessment

Where a condition of this 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 EDQ Development Services Fees and Charges Schedule¹ (as amended from time to time).
 - ii) submit to EDQ DA a duly completed Compliance Assessment form².
 - iii) submit to EDQ DA the documentation as required under the relevant condition.
- b) Where EDQ is satisfied the documentation submitted for Compliance Assessment complies with the requirements of the relevant condition (or element of the condition), EDQ will endorse the documentation and advise by written notice.
- 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 submits items required under a) above to EDQ Development Services for Compliance Assessment.
 - ii) **within 20 business days** – EDQ assesses the documentation and:

¹ The EDQ Development Assessment Fees and Charges Schedule is available at EDQ's website.

² The Compliance Assessment form is available at EDQ's website. It sets out how to submit documentation for Compliance Assessment and how to pay Compliance Assessment fees.

1. if satisfied, endorses the documentation; or
 2. if not satisfied, notifies the Applicant accordingly.
- iii) if the Applicant is notified under ii) above, revised documentation must be submitted **within 20 business days** from the date of notification.
- iv) **within 20 business days** – EDQ assesses the revised documentation and:
1. if satisfied, endorses the revised documentation; or
 2. if not satisfied, notifies the Applicant accordingly.
- v) where MEDQ notifies the Applicant as stated under iv) above, repeat steps iii) and iv) 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 v) above, the condition (or element of the condition) is determined to have been met only when EDQ endorses relevant documentation.

Submitting documentation to EDQ

Where a condition of this approval requires documentation to be submitted to EDQ Development Services or DA Engineering use the online Customer Portal <https://portal.edq.qld.gov.au/> or send to developmentservices@edq.qld.gov.au

PDA Development Conditions		
No.	Condition	Timing
General		
1.	Carry out the Approved Development Carry out the approved development generally in accordance with the approved plans and documents.	Prior to survey plan endorsement
2.	Certification of Operational Works All operational works, for contributed assets, undertaken in accordance with this approval are to comply with all requirements of and fulfil all responsibilities outlined in the <i>Certification Procedures Manual</i> .	As required by the <i>Certification Procedures Manual</i>
3.	Maintain the Approved Development Maintain the approved development (including landscaping, parking, driveways and other external spaces) generally in accordance with the approved plans and documents, and any other approval or endorsement required by these conditions.	At all times

Engineering		
4.	Construction Management Plan a) Submit to EDQ, a site based Construction Management Plan (CMP), prepared by the principal site contractor, that manages the following: 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; and iii. contaminated land (if required), including removal, treatment and replacement in accordance with a compliance permit from an approved contaminated land auditor. b) Undertake all works generally in accordance with the CMP submitted under part a) of this condition which is to be current and available on site at all times during the construction period.	a) Prior to commencement of site works b) At all times during construction
5.	Traffic Management Plan a) Submit to EDQ, a Traffic Management Plan (TMP), certified by a person holding a current Traffic Management Level 3 qualification or higher. The TMP is to include the following: 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. risk identification, assessment and identification of mitigation measures; 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). Where subdivision plans are registered and a road reserve is created prior to the finalisation of the construction of the formed road, the road is permitted to remain physically closed	a) Prior to commencement of site works

	to pedestrian and vehicular traffic in accordance with a certified TMP. b) Undertake all works generally in accordance with the certified TMP submitted under part a) of this condition which is to be current and available on site at all times.	b) At all times during construction
6.	Retaining Walls a) Submit to EDQ, detailed engineering plans, certified by a RPEQ, of all retaining walls on lot boundaries 1.0m or greater in height. Retaining walls are to be generally in accordance with PDA Practice Note No. 10 – Plans of development unless otherwise approved by EDQ Development Assessment, DSDILGP. b) Construct the works generally in accordance with the certified plans required under part a) of this condition. c) Submit to EDQ, certification from an RPEQ that all retaining wall works 1.0m or greater in height have been constructed generally in accordance with the certified plans submitted under part a) of this condition.	a) Prior to commencement of site works b) Prior to survey plan endorsement c) Prior to survey plan endorsement
7.	Filling and Excavation a) Submit to EDQ IS, detailed earthworks plans, certified by a RPEQ, generally in accordance with AS3798 – 2007 “Guidelines on Earthworks for Commercial and Residential Developments The certified earthworks plans are to: - include a geotechnical soils assessment of the site; - be consistent with the Erosion and Sediment Control plans submitted under condition #16; - provide full detail of areas where dispersive soils will be disturbed, treatment of dispersive soils and their rehabilitation; and - provide full details of any areas where surplus soils are to be stockpiled. b) Carry out the earthworks generally in accordance with the certified plans submitted under part a) of this condition. c) Submit to EDQ, certification from a RPEQ that all earthworks have been carried out generally in accordance with the certified plans submitted under part a) of this condition and that any unsuitable material encountered has been treated or replaced with suitable material.	a) Prior to commencement of site works b) Prior to survey plan endorsement c) Prior to survey plan endorsement

8.	Sewer – Internal a) Submit to EDQ, detailed sewer reticulation design plans (internal to the site), certified by a RPEQ, generally in accordance with PDA Guideline No. 13 Engineering standards – Sewer and Water and the following approved document: i. Approved Serviceability report; b) Construct the works generally in accordance with the certified plans submitted under part a) of this condition. c) Submit to EDQ, ‘as constructed’ plans, asset register, pressure and CCTV results in accordance with Council’s current adopted standards, of all sewer reticulation works constructed in accordance with this condition.	a) Prior to commencement of site works b) Prior to survey plan endorsement c) Prior to survey plan endorsement
9.	Interim Sewer External a) Submit to EDQ, detailed design plans, certified by a RPEQ, for the interim extension of the existing Council’s network west of the railway to the internal sewer network required by condition 8 of this approval, generally in accordance with the PDA Guideline No. 13 Engineering standards – Sewer and Water and the following approved documents: i. Sewer Reticulation Layout Plan, Sheet 2, Plan Number S02, Revision B prepared by Stantec and dated 25/10/21; and ii. Sewer Longitudinal Section, Sheet 1, Plan Number S04 Revision B prepared by Stantec and dated 25/10/21. The detailed design plans shall include the future decommissioning of this interim sewer network to Council’s requirements. b) Construct the works generally in accordance with the certified plans required under part a) of this condition. c) Submit to EDQ, ‘as–constructed’ plans, asset register, pressure test and CCTV results in accordance with Council current adopted standards. d) Decommission the interim external sewer in accordance with the certified plans required under part a) of this condition.	a) Prior to the commencement of site works b) Prior to survey plan endorsement c) Prior to survey plan endorsement d) Within 90 days from the time the connection to the Ultimate External Sewer required under condition 9a is completed

9A.	Connection to the Ultimate External Sewer Connect the Internal Sewer required by Condition 8 of this approval to the Ultimate External Sewer (to be delivered by others) to the northwest corner of the site, generally in accordance with the PDA Guideline No. 13 Engineering standards – Sewer and Water, and the following approved reference design: i. Ultimate External Sewer Connection, Plan No. S03 Revision B prepared by Stantec and dated 25/10/21	Within 90 days from the time the Ultimate External Sewer has been constructed by others to the northwest corner of the site
9B.	Bonding – Connection to the Ultimate External Sewer (Condition 9A.) and Decommission of Interim Sewer connection (Condition 9) Submit to EDQ a security bond of 150% of the RPEQ certified cost estimate for the construction of the connection to the ultimate external sewer required under Condition 9A – Connection to the Ultimate External Sewer, and the decommissioning of the interim sewer as identified in Condition 9 - Interim Sewer Connection part (d). Note to the applicant: The bond will be released by EDQ upon the completion of Condition 9A. and Condition 9(d)	Prior to survey plan endorsement
10.	Removal/Decommissioning of On-Site Wastewater Treatment and Effluent Disposal facilities Decommission and remove the existing on-site wastewater and effluent disposal facilities once connection to Council's reticulation sewer has been undertaken in accordance with Condition 9d of this approval.	Prior to survey plan endorsement
11.	Stormwater Detention Basin – Condition Deleted	
12.	Stormwater Management a) Submit to EDQ, detailed engineering drawings, certified by a RPEQ for the proposed stormwater network and devices designed generally in accordance with PDA Guideline No. 13 Engineering standards – Stormwater quantity and Stormwater quantity and the approved site-based stormwater management plan: 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 site works b) Prior to survey plan endorsement c) Prior to survey plan endorsement

13.	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 survey plan endorsement
Landscape and Environment		
14.	Acid Sulfate Soils (ASSMP) a) Where acid sulfate soils are found on site, submit to EDQ IS, an Acid Sulfate Soils Management Plan (ASSMP). The ASSMP is to be certified by a suitably qualified professional in soils and/or erosion sediment control b) Excavate, remove and/or treat on-site all acid sulfate soils generally in accordance with the certified ASSMP submitted under part a) of this condition.	a) Prior to commencement of or during site works b) Prior to survey plan endorsement
15.	Erosion and Sediment Management a) Submit to EDQ, an Erosion and Sediment Control Plan (ESCP), certified by a RPEQ or an accredited professional in erosion and sediment control (CPESC), generally in accordance with the following guidelines: i. Urban Stormwater Quality Planning Guidelines, dated 2010, prepared by the former Department of Environment and Heritage Protection; and ii. Best Practice Erosion and Sediment Control, dated November 2008, prepared by the International Erosion Control Association Australasia (as amended from time to time). b) Implement the certified ESCP as submitted under part a) of this condition.	a) Prior to commencement of site works b) At all times during construction
Survey, land transfers and easements		
16.	Access and Services Easement Provide an access easement (Easement G) in accordance with the approved Subdivision Proposal Plan prepared by Ministaff Survey, B0004 60009 001 Revision C, dated 27.02.2026 in favour of Lot 8 over Lot 7 to provide access to Lot 8 through the internal driveway from the future roundabout on Pub Lane/Old Pub Lane. Terms of the easement (Easement G) are to include provisions enabling the owner or any future owner of Lot 8 to construct an access through easement EMT G to the constructed driveway within Lot 7.	Prior to survey plan endorsement and to be maintained

	<i>Advice Note – Access to any future development on proposed Lot 8 will not be permitted directly from Pub Lane.</i>	
17.	Extinguishment of Easement A on SP214051 a) Submit to EDQ, Development Assessment, confirmation from an RPEQ that alternative stormwater and sewer outcomes for Lot 1 on SP214051 has been constructed and is operational. b) Subsequent to part (a) of this condition, submit to EDQ Development Assessment, confirmation of the extinguishment of Easement A on SP214051.	a) Prior to survey plan endorsement b) Prior to survey plan endorsement
18.	Easements over Infrastructure Provide easements in favour of and at no cost to the grantee, over infrastructure located in land generally as shown on the Subdivision Proposal Plan prepared by Ministaff Survey, B0004 60009 001 Revision C, dated 27/02/2026	Prior to survey plan endorsement and to be maintained

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 ****