

Our ref: DEV-2026-FLA-4652

09 June 2026

Ben Haynes
Director
CK GreenB Pty Ltd C/- URPS (QLD) Pty Ltd
bhaynes@urps.com.au

Dear Applicant

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:	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)
Property Location:	43-77 Old Pub Lane, Greenbank
Property Description:	Lot 1 on SP184067

On 09 June 2026, Economic Development Queensland (EDQ) decided to approve **part** 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, Planner on 3035 0120 or by email at andrew.edwards@edq.qld.gov.au.

Yours sincerely



Boris Lambert
Director
Development Services
Economic Development Queensland

Changed Decision Notice

Site information		
Name of priority development area (PDA)	Greater Flagstone PDA	
Site address	43-77 Old Pub Lane, Greenbank	
Lot on plan description	Lot number	Plan description
	Lot 1	SP184067
PDA Development Approval details		
DEV Reference No.	DEV-2026-FLA-4652	
Original Approval details	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)	
Change to Approval Decision	EDQ has decided to grant part of the changes to the PDA Development Approval applied for, subject to PDA Development Conditions forming part of this Changed Decision Notice. The approval is for changes to the following: Change to Condition 4 – Allow for some of the uses to commence use during the construction of the CHR intersection	
Original decision date	21 October 2019	
Change to Approval decision date	09 June 2026	
Currency Period	10 years from the Original decision date	

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				
Plans and documents		Number	Prepared By	Date
1.	Master Site Plan	DA21, Rev C	Verve Building Design Co.	16 August 2021
2.	Concept Overview	P4086 Sheet 1 Issue 1	Bitzios Consulting	15 May 2019 as amended in red 27 July 2023
Plans and documents previously approved on 14 September 2021				

Plans and documents		Number	Prepared By	Date
1.	Further Issues Response: Traffic and Transport Items	P5105.004L		9 September 2021
Plans and documents previously approved on 21 October 2019				
Plans and documents		Number	Prepared By	Date
1.	Old Pub Lane Commercial Precinct, Greenbank, Ecological Assessment Report		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	RFA19-036	Rob Friend & Associates Pty Ltd	8 August 2019

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 a duly completed Compliance Assessment form².
 - iii) submit to EDQ 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 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, use the following submission pathways:

- a) For conditions requiring Compliance Assessment via the [EDQ Customer Portal](#) or via developmentservices@edq.qld.gov.au.
- b) For conditions requiring the submission of material related to the [Certification Procedures Manual \(CPM\)](#) process via the CPM [Digital Submission system](#).

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.	Compliance Assessment – Pub Lane / Old Pub Lane Intersection a) Submit to EDQ Development Services, for compliance assessment a detailed layout plan(s), certified by a RPEQ, for a "No Right-Hand Turn" controlled intersection at Pub Lane/Old Pub Lane in accordance with PDA Guideline No. 13 – Engineering Standards. The "no right-hand turn" intersection shall not encroach on private land, other than the subject site. b) Submit to EDQ Development Assessment, detailed engineering plans certified by a RPEQ generally in accordance with the endorsed plans required under part a) of this condition. c) Construct the works generally in accordance with the certified plans required under part b) of this condition. d) Submit to EDQ Development Assessment, 'as-constructed' plans, associated test results and an asset register in a format which accords with Council requirements. Advice Note: Prior to commencement of works on Pub Lane the applicant may be required to obtain a 'road permit' from Council.	a) Prior to commencement of use for Stage 2. b) Prior to construction of the No Right Hand Turn intersection. c) Prior to commencement of use for Stage 2. d) Prior to commencement of use for Stage 2.
5.	Roadworks (AUL(s)) a) Submit to EDQ DS 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> ii. <i>the approved "Traffic Layout Overview, drawing #P4086, rev 1, prepared by Bitzios, dated 15 May 2019" as Amended in Red, dated 27 July 2023; and</i> iii. <i>the footpath is suitable distance from the road edge.</i> b) Construct roadworks, associated with the Auxiliary Left Turn (short) and associated signage and line markings on Pub Lane,	a) Prior to commencement of site works for stage 3 b) Prior to commencement of use for stage 3

	generally in accordance with the certified plans submitted in accordance with part a) of this condition. c) Submit to EDQ DS: 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.	c) Prior to commencement of use for stage 3
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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 ****