



Deputy Premier
Minister for Transport and
Minister for Infrastructure and Planning

Our ref: MC17/3803

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6 SEP 2017

Mr Neil Laurie
The Clerk of the Parliament
Parliament House
George Street
BRISBANE QLD 4000

Dear Mr Laurie

Thank you for your letter of 10 August 2017 regarding petition 2783-17 lodged in the Legislative Assembly on 8 August 2017 about a request to stop a further 50 per cent increase in housing density on Lot 9968 on SP163061, Pub Lane, Greenbank (the subject site), within the Greater Flagstone Priority Development Area (PDA).

On 8 October 2011, the Greater Flagstone PDA Development Scheme came into effect, and includes the subject site within the Urban Living Zone (zone). The intent for this zone is to develop neighbourhoods comprising a mix of residential development including houses, multiple residential such as units and live/work opportunities through home based businesses.

Economic Development Queensland (EDQ) is currently assessing an application on the subject site to increase the number of residential lots from the approved 1,070 residential lots, to 1,502 residential lots; an increase of 432 residential lots. These additional 432 residential lots are proposed in areas within the subject site that had previously been earmarked for potential medium density residential development. This application recently underwent public notification and EDQ is currently reviewing the submissions received, including the petition in question, to inform any changes to the proposal. A decision on this application is expected by early October 2017. All development application materials are available on EDQ's website at www.dilgp.qld.gov.au/pda-da-applications and then search using the following application number "DEV2017/831".

EDQ acknowledges the need to ensure development within the PDA is supported by appropriate infrastructure and is working with the Logan City Council and the developers in Greenbank to plan and facilitate the upgrade of the surrounding roads to cater for an increasing population. This includes the future upgrades of Teviot Road and Pub Lane near the subject site.

The current approval on the site, for 1,070 residential lots, requires the developer to provide for an early public transport (bus) service. This service is required to commence before the 200th lot is occupied. EDQ will work with the developer and Translink to ensure an appropriate level of service is provided.

I am also pleased to advise that the Salisbury to Flagstone Passenger Rail has been included in the recently released *ShapingSEQ*, the new regional plan for South East Queensland, as priority region-shaping infrastructure. The Department of Transport and Main Roads is progressing towards the finalisation of the corridor and the identification and preservation of land required for the future rail corridor. Through this process the Department of Infrastructure, Local Government and Planning (DILGP) has identified a future train station at Greenbank, adjoining the subject site.

In regards to the provision of schools, map 5 of the Greater Flagstone Development Scheme (copy enclosed) shows the indicative locations of schools to be delivered to support the increased population. This includes additional state primary and state high schools. Notably, the approval for the developer on the eastern side of Teviot Road (Mirvac) is required to provide serviced land for a primary school on or before the sealing of the 560th lot. Once this land is delivered, EDQ will work with the Department of Education and Training to ensure the school can be established in a timely manner.

If you require further information, I encourage you to contact Mr Brandon Bouda, Manager, EDQ Development Assessment in DILGP on 3452 7422 or by email at brandon.bouda@dilgp.qld.gov.au.

Yours sincerely



JACKIE TRAD MP
DEPUTY PREMIER
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Enc

Map 5 - Community facilities

