



Our ref: DEV2016/814

7 February 2017

Department of Infrastructure,
Local Government and Planning

Mirvac Queensland Pty Ltd
C/- Mr Kris Krpan and Mr Ed Johnson
Urbis
Level 7, 123 Albert Street
BRISBANE QLD 4000

Dear Kris and Ed

SECTION 89(1)(a) PDA DEVELOPMENT APPROVAL FOR A PDA DEVELOPMENT APPLICATION FOR A PDA DEVELOPMENT PERMIT FOR OPERATIONAL WORKS – REMOVAL OF SIGNIFICANT VEGETATION AT 96-102 BRIGHTWELL STREET, GREENBANK DESCRIBED AS LOT 205 ON RP845844

On 7 February 2017, the Minister for Economic Development Queensland (MEDQ) approved the Priority Development Area (PDA) development application pursuant to s.85(4)(b) of the *Economic Development Act 2012*. MEDQ has decided to grant all of the PDA development approval applied for subject to PDA development conditions set out in this PDA decision notice.

The PDA decision notice and approved plans/documents can also be viewed in the MEDQ Development Approvals Register via the Department of Infrastructure, Local Government and Planning website <http://www.edq.qld.gov.au/planning/development-assessment/priority-development-area-development-approvals.html>.

Should you have any queries in relation to this PDA decision notice, please do not hesitate to contact Tom Barker on 3452 7440.]

Yours sincerely

Beatriz Gomez
Director – EDQ Development Assessment

Minister for Economic Development
Queensland
GPO Box 2202
Brisbane Queensland 4001 Australia
Website www.edq.qld.gov.au
ABN 76 590 288 697

PDA Decision Notice – Approval

Site information		
Name of priority development area (PDA)	Greater Flagstone	
Site address	96-102 Brightwell Street, Greenbank	
Lot on plan description	Lot number	Plan description
	Lot 205	RP845844
PDA development application details		
DEV reference number	DEV2016/814	
'Properly made' date	22 November 2016	
Type of application	☒ New development involving:- ☐ Material change of use ☐ Preliminary approval ☐ Development permit ☐ Reconfiguring a lot ☐ Preliminary approval ☐ Development permit ☒ Operational work ☐ Preliminary approval ☒ Development permit ☐ Changing a PDA development approval ☐ Extending the currency period of a PDA approval	
Description of proposal applied for	Operational Works – Removal of Significant Vegetation	

PDA development approval details			
Decision of the MEDQ		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.	
Decision date		7 February 2017	
Currency period		2 years from Decision Date	
Plans and documents			
The plans and documents approved by the MEDQ and referred to in the PDA development conditions are detailed in the table below.			
Approved plans and documents		Number (if applicable)	Date (if applicable)
1.	Vegetation Clearing & Fauna Management Plan, prepared by Saunders Havill Group (Pages 1 -22)	7 598 E 01 CTVMP D	October 2016

ABBREVIATIONS

For the purposes of interpreting the PDA Development Conditions, the following is a list of abbreviations utilised:

1. **Certification Procedures Manual** means Certification Procedures Manual, prepared by The Department of State Development, Infrastructure and Planning, September 2013 (as amended from time to time).
2. **Council** means Logan City Council.
3. **DEHP** means The Department of Environment and Heritage Protection.
4. **DILGP** means The Department of Infrastructure, Local Government and Planning.
5. **EDQ** means Economic Development Queensland.
6. **MEDQ** means The Minister of Economic Development Queensland.
7. **PDA** means Priority Development Area.

PDA Development Conditions		
No.	Condition	Timing
1.	Carry out the Approved Development Carry out the approved operational works generally in accordance with the approved plans and documents.	Prior to the expiration of the currency period
2.	Tree Protection Fencing Install tree protection fencing to protect any tree that is to be retained generally in accordance with the approved Vegetation Clearing & Fauna Management Plan, 7 598 E 01 CTVMP D, dated October 2016. All tree protection fencing is to be generally in accordance with <i>AS 4970-2009 Protection of trees on development sites</i> .	Prior to the commencement of clearing and to be maintained until clearing has been completed
3.	Fauna Spotter a) A licensed Wildlife Spotter/Catcher under the <i>Nature Conservation Act 1992</i> is to undertake a survey of the site to identify any fauna or habitat features (e.g. nests, tree hollows) and certify that any necessary fauna protection measures or relocation procedures have been implemented. b) A licensed Wildlife Spotter/Catcher must be present during the vegetation clearing. c) Submit to EDQ certification from the licensed Wildlife Spotter/Catcher that vegetation clearing was carried out generally in accordance with parts a) and b) of	a) Prior to commencement of vegetation clearing b) At all times during vegetation clearing c) Within 3 months of the completion of vegetation clearing

	this condition of approval.	
4.	Vegetation Clearing Works – General a) Clearing of vegetation is to be supervised by a qualified arborist (AQF Level 5) generally in accordance with the approved Vegetation Clearing & Fauna Management Plan, 7 598 E 01 CTVMP D, dated October 2016. b) Submit to EDQ Development Assessment, DILGP written certification from a qualified arborist (AQF Level 5) that vegetation clearing has been carried out generally in accordance with part a) of this condition.	a) At all times during vegetation clearing b) Within 3 months of completion of clearing
5.	Vegetation Management Unless otherwise agreed by EDQ Development Assessment, DILGP, cleared vegetation shall be processed through an on- or off-site wood-chipper and disposed of as firewood or landscape mulch or otherwise reused/relocated for future use within the application area generally in accordance with the approved Vegetation Clearing & Fauna Management Plan, 7 598 E 01 CTVMP D, dated October 2016.	At all times
6.	Vegetation Clearing Offsets Pay to the MEDQ, a total monetary contribution of \$8,500 for the clearing of vegetation calculated in accordance with the PDA Guideline no. 17: Remnant Vegetation and Koala Habitat Obligations in Greater Flagstone and Yarrabilba PDAs, dated May 2015.	Prior to commencement of vegetation clearing
7.	Erosion and Sediment Management a) Submit to EDQ Development Assessment DILGP 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 2010 (DEHP); and ii. Best practice Erosion and Sediment Control (International Erosion Control Association) b) Implement the certified ESCP as required under part a) of this condition.	a) Prior to commencement of site works b) At all times during construction

STANDARD ADVICE

Please note that in order 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.

EPBC APPROVAL

A Commonwealth *Environment Protection and Biodiversity Conservation Act 1999* Approval issued by the Commonwealth Department of Environment may be required for clearing of any koala habitat areas required to facilitate the approved development.

POWERLINK ADVICE

Compliance with the *Electrical Safety Act 2002* ("the Act") including any Code of Practice under the Act and the *Electrical Safety Regulation 2013* ("the Regulation") including any safety exclusion zones defined in the Regulation.

In respect to this application, the exclusion zone for untrained persons and for operating plant operated by untrained persons is six (6) metres from the 275,000-volt wires and exposed electrical parts.

Should any doubt exist in maintaining the prescribed clearance to the conductors and electrical infrastructure, then the applicant is obliged under the Act to seek advice from Powerlink Queensland.

**** End of Package ****