



Department of Infrastructure,
Local Government and Planning

Our ref: DEV2017/823

15 February 2017

PEET Flagstone City Pty Ltd
C/- Mr Murray Saunders
Saunders Havill Group
9 Thompson Street
BOWEN HILLS QLD 4006

Dear Murray

SECTION 89(1)(a) PDA DEVELOPMENT APPROVAL FOR A PDA DEVELOPMENT APPLICATION FOR A PDA DEVELOPMENT PERMIT FOR OPERATIONAL WORKS – VEGETATION CLEARING AT NEW BEITH ROAD, HOMESTEAD DRIVE AND 5-13 PARKSIDE ROAD, UNDULLAH DESCRIBED AS LOTS 907 AND 908 ON SP281066, LOT 201 ON SP130089 AND LOT 999 ON SP254144

On 15 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 Brandon Bouda on 3452 7422.

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	New Beith Road, Homestead Drive and 5-13 Parkside Road, Undullah	
Lot on plan description	Lot number	Plan description
	907	SP281066
	908	SP281066
	201	SP130089
	999	SP254144
PDA development application details		
DEV reference number	DEV2017/823	
'Properly made' date	27 January 2017	
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	Vegetation Clearing	

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		15 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	8418 E 01 VCFMP, Rev B	

PREAMBLE

For the purpose of interpreting this PDA Development Approval, including the PDA Development Conditions, the following applies:

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 & 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
General		
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 along any tree that is to be retained. All tree protection fencing is to be generally in accordance with <i>AS 4970-2009 Protection of trees on development sites</i> and the approved Vegetation Clearing & Fauna Management Plan, 8418 E 01 VCFMP B.	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 the conditions of approval.	a) Prior to commencement of vegetation clearing b) At all times during vegetation clearing c) Within 3 months of the completion of vegetation clearing
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, 8418 E 01 VCFMP B. 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 generally in accordance with the approved Vegetation Clearing & Fauna Management Plan, 8418 E 01 VCFMP B.	At all times
6.	Nest Box – Relocation/Replacement Either replace or relocate the nest boxes located on tree 2738, 2743, and 2896 as identified on the approved Vegetation Clearing & Fauna Management Plan, 8418 E 01 VCFMP B. The nest boxes are to be replaced or relocated in the same vicinity as the nest boxes removed.	Within one (1) month of the commencement of clearing
7.	Vegetation Clearing Offsets a) Submit to EDQ Development Assessment, DILGP a detailed plan, endorsed by a qualified arborist (AQF Level 5), showing the extent of Medium Value Bushland Habitat and Medium Value Rehabilitation Habitat proposed to be cleared. b) Pay to the MEDQ a monetary contribution for the clearing of vegetation as set out in the PDA Guideline no. 17: Remnant Vegetation and Koala Habitat Obligations in Greater Flagstone and Yarrabilba PDAs, dated May 2015; or If compensatory planting is proposed, as set out in the EDQ Guideline 17: Remnant Vegetation and Koala Habitat Obligations in Greater Flagstone and Yarrabilba PDAs dated July 2012: c) Submit to EDQ Development Assessment, DILGP a planting plan certified by a qualified arborist (AQF Level 5) showing the extent of compensatory planting to be undertaken, including location, type and extent of planting, as set out in the PDA Guideline no. 17: Remnant Vegetation and Koala Habitat Obligations in Greater Flagstone and Yarrabilba PDAs, dated May 2015. d) Undertake compensatory planting in accordance with c) of this condition. e) Once compensatory planting has been undertaken, submit to EDQ Development Assessment, DILGP confirmation from a qualified arborist (AQF Level 5) that the compensatory planting has been undertaken in accordance	a) Prior to commencement of vegetation clearing b) Prior to commencement of vegetation clearing c) Prior to commencement of vegetation clearing d) Within 3 months of commencement of vegetation clearing e) Within 12 months of commencement of vegetation

