



Department of Infrastructure,
Local Government and Planning

Our ref: DEV2017/849

1 September 2017

Mirvac Queensland Pty Ltd
C/- Mr Kris Krpan and Mr Ed Johnson
Urbis Pty Ltd
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 WORK – REMOVAL OF SIGNIFICANT VEGETATION (BUSHFIRE MANAGEMENT) AT 96-102 BRIGHTWELL STREET, 138-168 TEVIOT ROAD AND 456-520 GREENBANK ROAD, GREENBANK DESCRIBED AS LOTS 1, 2 AND 3 ON SP297192 (FORMERLY DESCRIBED AS LOTS 205 AND 434 ON RP845844 AND LOT 9 ON S312355)

On 1 September 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

Jeanine Stone
Director – EDQ Development Assessment

Minister for Economic Development
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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, 138-168 Teviot Road and 456-520 Greenbank Road, Greenbank	
Lot on plan description	Lot number	Plan description
	Lots 1, 2 & 3	SP297192
	Formerly 205	RP845844
	Formerly 434	RP845844
	Formerly 9	S312355
PDA development application details		
DEV reference number	DEV2017/849	
'Properly made' date	23 May 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	Operational Work – Removal of Significant Vegetation (Bushfire Management)	

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		1 September 2017	
Currency period		2 years from Decision Date	
Approved 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.			
plans and documents		Number (if applicable)	Date (if applicable)
1.	Vegetation Clearing & Fauna Management Plan, prepared by Saunders Havill Group,	7598 E 01 BFVCFMP B	dated April 2017

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 – Operational Works		
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, prepared by Saunders Havill Group, 7598 E 01 BFVCFMP B, dated April 2017 and that may be impacted by the development. All tree protection fencing is to be generally in accordance with AS 4970-2009 <i>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 this condition 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, prepared by Saunders Havill Group, 7598 E 01 BFVCFMP B, dated April 2017. 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	At all times

