

Our ref: DEV2017/865

Department of Infrastructure, Local Government and Planning

10 November 2017

Mr Darwin King
Pacific International Development Corporation
C/- Darren McLean
12 Nerang Street
NERANG QLD 4211

Dear Darwin

SECTION 89(1)(a) PDA DEVELOPMENT APPROVAL FOR A PDA DEVELOPMENT APPLICATION FOR A PDA DEVELOPMENT PERMIT FOR OPERATIONAL WORKS – TREE CLEARING INCLUDING SIGNIFICANT VEGETATION AT DAIRY ROAD, UNDULLAH ROAD AND WYATT ROAD, UNDULLAH DESCRIBED AS LOT 3 ON S311896

On 10 November 2017, the above Priority Development Area (PDA) development approval has been granted under s.85(4)(b) of the *Economic Development Act 2012*. It approves all of the PDA development approval applied for subject to PDA development conditions set out in this decision notice.

The PDA decision notice and approved plans/documents can also be viewed in the Development Approvals Register via the Department of Infrastructure, Local Government and Planning website http://www.dilgp.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 Laura Shobbrook on 3452 7196.

Yours sincerely

Jeanine Stone

Director - EDQ Development Assessment

PDA Decision Notice – Approval

Site information				
Name of priority development area (PDA)	Greater Flagstone			
Site address	Dairy Road, Undullah Road and Wyatt Road, Undullah			
Lot on plan description	Lot number	Lot number		
	Lot 3	S311896		
PDA development application details				
DEV reference number	DEV2017/865			
'Properly made' date	23 August 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 Works – Tree clearing including significant vegetation			

PDA development approval details			
Decision	The PDA development approval has been granted that approves all of the PDA development approval applied for subject to PDA development conditions set out in the decision notice.		
Decision date	10 November 2017		
Currency period	2 years from decision date		

Plans and documents

The plans and documents approved and referred to in the PDA development conditions are detailed in the table below.

Approved	plans and documents	Number (if applicable)	Date (if applicable)
	3	8020 E 01 UXO VCFMP C	16/10/2017

ABBREVIATIONS

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

- 1. **DILGP** means The Department of Infrastructure, Local Government and Planning.
- 2. **EDQ** means Economic Development Queensland.
- 3. **MEDQ** means The Minister of Economic Development Queensland.
- 4. **PDA** means Priority Development Area.
- 5. **RPEQ** means Registered Professional Engineer of Queensland.

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 and Fauna Management Plan, UXO Remediation Works, 8020 E 01 UXO VCFMP C, dated 16/10/2017.	Prior to the commencement of clearing and to be maintained until clearing has been completed		
	All tree protection fencing is to be generally in accordance with AS 4970-2009 Protection of trees on development sites.			
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.	a) Prior to commencement of vegetation clearing		
	 A licensed Wildlife Spotter/Catcher must be present during the vegetation clearing. 	b) At all times during 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.	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 and Fauna Management Plan, UXO Remediation Works, 8020 E 01 UXO VCFMP C, dated 16/10/2017. 	a) At all times during vegetation clearing		
	 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. 	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 and Fauna Management Plan, UXO Remediation Works, 8020 E 01 UXO VCFMP C, dated 16/10/2017.	At all times
6.	Vegetation Clearing Offsets	
	Pay to the MEDQ, a total monetary contribution of \$391,650.00 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: Urban Stormwater Quality Planning Guidelines 2010 (DEHP); Best Practice Erosion and Sediment Control (International Erosion Control Association). 	a) Prior to commencement of site works
	b) Implement the certified ESCP required under part a) of this condition.	b) At all times during vegetation clearing

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.

** End of Package **