



Department of
**State Development,
Manufacturing,
Infrastructure and Planning**

Our ref: DEV2018/920

3 April 2018

Villa Green Pty Ltd
C/- Mr Julian Kemp
RPS Australia East Pty Ltd
PO Box 1559
FORTITUDE VALLEY QLD 4006

Dear Julian

SECTION 89(1)(a) PDA DEVELOPMENT APPROVAL FOR A PDA DEVELOPMENT APPLICATION FOR A PDA DEVELOPMENT PERMIT FOR OPERATIONAL WORKS – VEGETATION CLEARING, FILLING AND EXCAVATION, AND STORMWATER DRAINAGE AT 176-200 EAST SENTINEL DRIVE, GREENBANK DESCRIBED AS LOT 9971 ON SP110579

On 3 April 2018 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*. The 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 website <http://www.dsdmip.qld.gov.au/edq/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
Development Assessment
Economic Development Queensland

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	176-200 East Sentinel Drive, Greenbank	
Lot on plan description	Lot number	Plan description
	Lot 9971	SP110579
PDA development application details		
DEV reference number	DEV2018/920	
'Properly made' date	19 February 2018	
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 – Vegetation Clearing, Filling and Excavation, And Stormwater Drainage	

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		3 April 2018	
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.	Stormwater Drain for Lot 9971 on SP110579, prepared by Calibre Consulting	16-002518, SK56, Revision 1	19.03.18 (Amended in Red on 3 April 2018)
2.	Vegetation Clearing & Fauna Management Plan, prepared by Saunders Havill Group	8540 E 01 EX1 VCFMP	January 2018

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 Infrastructure, Local Government and Planning, effective 16 October 2017 (as amended from time to time).
2. **Council** means Logan City Council.
3. **DSDMIP** means The Department of State Development, Manufacturing, Infrastructure and Planning.
4. **EDQ** means Economic Development Queensland.
5. **MEDQ** means The Minister of Economic Development Queensland.
6. **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
Environmental		
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, document reference 8540, dated January 2018 and that may be impacted by the development. 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 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, document reference 8540 E 01 EX1 VCFMP, dated January 2018. 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, prepared by Saunders Havill Group, document reference 8540, dated January 2018.	At all times
6.	Vegetation Clearing Offsets Pay to the MEDQ, a total monetary contribution of \$2,050 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, DSDMIP an Erosion & Sediment Control Plan (ESCP) certified by a RPEQ or an accredited professional in erosion & sediment control (CPESC) in accordance with <i>Urban Stormwater Quality Planning Guidelines 2010 (DEHP)</i> and <i>Best Practice Erosion and Sediment Control (ICEA)</i> . b) Implement the certified ESCP required under part a) of this condition.	a) Prior to commencement of site works b) at all times during site works
Engineering		
8.	Construction Management Plan a) Submit to EDQ Development Assessment, DSDMIP a Site Based Construction Management Plan (CMP) prepared by the principal site contractor, that manages the following: i. noise, dust generated from the site during and outside construction work hours in accordance with the <i>Environmental Protection Act 1994</i>; ii. construction traffic; iii. stormwater flows around or through the site without increasing the concentration of total suspended solids or Prescribed Water Contaminants (as defined in the <i>Environmental Protection Act 1994</i>), causing erosion, creating any ponding and causing any actionable nuisance to upstream or downstream properties; iv. contaminated soils (if required), including removal, treatment and replacement in accordance with a compliance permit from an approved contaminated land auditor.	a) Prior to commencement of site works

	b) Undertake all works generally in accordance with the CMP which must be current and available on site at all times during the construction period.	b) At all times during construction
9.	Stormwater Drainage a) Submit to EDQ Development Assessment, DSDMIP detailed engineering plans and hydrological/hydraulic calculations certified by a RPEQ for the proposed open drainage channel generally in accordance with the approved plan and <i>PDA Guideline No. 13 Engineering standards – stormwater quantity</i> . b) Construct the works generally in accordance with the certified plans required under part a) of this condition.	a) Prior to commencement of works b) Prior to commencement of use

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.

**** End of Package ****