



Department of
**State Development, Infrastructure,
Local Government and Planning**

Our ref: DEV2020/1164

28 May 2021

Celestino Pty Limited
C/- PSA Consulting
Att: Mr Paul Hanley
PO Box 10824
BRISBANE QLD 4001

paul.hanly@psaconsult.com.au

Dear Mr Hanly

S89(1)(a) Approval of PDA development application

Operational work for clearing vegetation at 72 Riverbend Boulevard, 155-243 and 245-247 Bushland Road, and 1294-1352, 1394-1432 and 1434 -1586 Teviot Road, Riverbend described as Lots 101, 102, 104, 105, and 106 on SP254145 and Lot 800 on SP247625

On 28 May 2021, pursuant to s.85(4)(b) of the *Economic Development Act 2012*, the Minister for Economic Development Queensland (MEDQ) decided to grant **all** of the PDA development application applied for, in accordance with the attached 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 at www.dsdilgp.qld.gov.au/pda-da-applications.

If you require any further information, please contact Ms Gabrielle Shepherd, Senior Planner Development Assessment, in Economic Development Queensland, by telephone on (07) 3452 7914 or at gabrielle.shepherd@dsdilgp.qld.gov.au, who will be pleased to assist.

Yours sincerely

Jeanine Stone
**Director
Development Assessment
Economic Development Queensland**

PDA Decision Notice

Site information		
Name of priority development area (PDA)	Greater Flagstone	
Site address	72 Riverbend Boulevard, 155-243 and 245-247 Bushland Road, and 1294-1352, 1394-1432 and 1434 -1586 Teviot Road, Riverbend	
Lot on plan description	Lot number	Plan description
	101, 102, 104, 105, 106	SP254145
	800	SP247625

PDA development application details	
DEV reference number	DEV2020/1164
'Properly made' date	6 May 2021
Type of application	☒ PDA development application for: ☐ Material change of use ☐ Preliminary approval ☐ Development permit ☐ Reconfiguring a lot ☐ Preliminary approval ☐ Development permit ☒ Operational work ☐ Preliminary approval ☒ Development permit ☐ Application to change PDA development approval ☐ Application to extend currency period
Proposed development	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	28 May 2021
Currency period	2 years from the date of the decision

Approved plans and documents			
The plans and documents approved by the MEDQ and referred to in the PDA development conditions for the PDA development approval are detailed below.			
Approved plans and documents		Number	Date
1.	Vegetation Clearing and Fauna Management Plan – Balance of Site, prepared by Saunders Havill Group	8107 E 01 Balance VCFMP C	Received by EDQ on 17/05/2021
2.	Erosion and Sediment Control Plan (ESCP): Riverside Jimboomba – Clearing Phase, prepared by Gallagher Environmental	GE19.078.R1B	8 March 2021
3.	Erosion and Sediment Control Key Plan, prepared by Calibre	20-000077 ESC-01 Rev 4	8 March 2021

4.	Erosion and Sediment Control Layout Plan Sheet 1 of 4, prepared by Calibre	20-000077 ESC-02 Rev 4	5 March 2021
5.	Erosion and Sediment Control Layout Plan Sheet 2 of 4, prepared by Calibre	20-000077 ESC-03 Rev 4	3 March 2021
6.	Erosion and Sediment Control Layout Plan Sheet 3 of 4, prepared by Calibre	20-000077 ESC-04 Rev 4	5 March 2021
7.	Erosion and Sediment Control Layout Plan Sheet 4 of 4, prepared by Calibre	20-000077 ESC-05 Rev 4	3 March 2021

PDA development conditions

PREAMBLE

For the purpose of interpreting this approval, including the conditions, the following applies:

ABBREVIATIONS AND DEFINITIONS:

The following is a list of abbreviations utilised in this approval:

1. **Certification Procedures Manual** means the document titled *Certification Procedures Manual*, prepared by EDQ, dated April 2020 (as amended from time to time).
2. **DSDILGP** means the Department of State Development, Infrastructure, Local Government and Planning.
3. **EDQ** means Economic Development Queensland.
4. **EDQ DA** means Economic Development Queensland's – Development Assessment team.
5. **EDQ TS** means Economic Development Queensland's – Technical Services team.
6. **EP Act** means the *Environmental Protection Act 1994*.
7. **MEDQ** means the Minister for Economic Development Queensland.
8. **RPEQ** means Registered Professional Engineer of Queensland.

SUBMITTING DOCUMENTATION TO EDQ:

Where a condition of this approval requires documentation to be submitted to either EDQ DA or EDQ TS, submit the documentation to:

- a) EDQ DA at: pdadevelopmentassessment@dsdilgp.qld.gov.au.
- b) EDQ TS at: EDO_PrePostConstruction@dsdilgp.qld.gov.au

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 AS 4970-2009 <i>Protection of trees on development sites</i> and the approved Vegetation Clearing & Fauna Management Plan, 8107 E 01 Balance VCFMP C, prepared by Saunders Havill Group, received by EDQ on 17 May 2021.	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 TS 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 Management a) Carry out vegetation clearing generally in accordance with the approved Vegetation Clearing & Fauna Management Plan, 8107 E 01 Balance VCFMP C, prepared by Saunders Havill Group, received by EDQ on 17 May 2021. b) Where the removed vegetation is utilised as windrows for erosion and sediment measure pursuant to condition 7, the windrows: - shall be placed immediately on the downslope boundary of the clearing/disturbance limit and parallel to the site contours, - are to be removed or mulched within 18 months of formation in accordance with part c) of this condition, or - where removal or mulching of stockpiled windrows in accordance with part c) of this condition occurs outside of 18 months of formation, a fauna spotter is to be on-site to relocate any fauna prior to the removal or mulching. c) Where the cleared vegetation is to be removed or mulched, unless otherwise agreed by EDQ TS, 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, 8107 E 01 Balance VCFMP C, prepared by Saunders Havill Group, received by EDQ on 17 May 2021.	a) At all times b) As indicated c) As indicated
5.	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, 8107 E 01 Balance VCFMP C, prepared by Saunders Havill Group, received by EDQ on 17 May 2021.	a) In accordance with the Vegetation Clearing and Fauna Management Plan

No.	Condition	Timing
	b) Submit to EDQ TS 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
6.	Nest Box Installation a) Install nest boxes generally in accordance with Appendix A of the approved Vegetation Clearing & Fauna Management Plan, 8107 E 01 Balance VCFMP C, prepared by Saunders Havill Group, received by EDQ on 17 May 2021. b) Submit to EDQ TS written certification from a qualified arborist (AQF Level 5) that the installation of nest boxes have been undertaken generally in accordance with part a) of this condition.	a) Within one (1) month of the commencement of clearing b) Within one (1) month of the commencement of clearing
Operational work		
7.	Erosion and sediment management a) Implement all Erosion and Sediment Control measures identified in the following approved documents; • Erosion & Sediment Control Layout Plans (Ref: 20-000077 dwgs ESC-01 – ESC-05 - Rev.4 - Dated 3-8 March 2021) prepared by Calibre Group, and; • Erosion & Sediment Control Plan (Ref: GE19.078.RB – Dated 8 March 2021) prepared by Gallagher Environmental b) Monitor and maintain as required the approved ESC works required by part a) of this condition. c) Submit to EDQ TS RPEQ certification that the site has been seeded and stabilised in accordance with the requirements of the approved documents identified on part a) of this condition.	a) Prior to commencing work b) From the commencement of clearing activity through to final site stabilisation. c) At the conclusion of vegetation clearing works

STANDARD ADVICE

Please note that 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 ****