



Our ref: DEV2020/1164/2

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

5 May 2022

Celestino Pty Limited
C/- PSA Consulting
Att: Mr David Ireland
PO Box 10824
BRISBANE QLD 4000

Email: david@psaconsult.com.au

Dear Mr Ireland

Section 99 Approval - application to change PDA development approval
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 5 May 2022 the Minister for Economic Development Queensland (MEDQ) decided to grant **all** of the amendment application applied for, subject to PDA development conditions set out in this PDA decision notice.

The PDA decision notice and approved plans/documents can be viewed in the MEDQ Development Approvals Register via the Department website www.dsdlgp.qld.gov.au/pda-da-applications.

If you require any further information, please contact Mr Michael Fallon, Planner, Development Assessment, in Economic Development Queensland, by telephone on (07) 3452 7097 or at michael.fallon@dsdlgp.qld.gov.au, who will be pleased to assist.

Yours sincerely

Jeanine Stone
Director
Development Assessment
Economic Development Queensland

PDA Decision Notice – Approval

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	SP254145
	102	SP254145
	104	SP254145
	105	SP254145
	106	SP254145
	800	SP247625
PDA development application details		
DEV reference number	DEV2020/1164/2	
'Properly made' date	6/04/2022	
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	
Description of proposal applied for	Change to Existing Approval: Operational Work for Clearing Vegetation	
PDA development approval details		
Decision of the MEDQ	The MEDQ has decided to grant <u>all</u> of the PDA development approval applied for, <u>subject to</u> PDA development conditions forming part of this decision notice. The approved changes are summarised as follows: - Addition of Approved Plan 8 - <i>Riverbend Overall Clearing and Retention Plan</i> - Changes to the wording of Condition 6a and 6b - Nest Box Installation	
Original Decision date	28 May 2021	
Change to approval date	5 May 2022	
Currency period	2 years from the original decision date	

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.	Riverbend Overall Clearing and Retention Plan	20-0190 SK005	14 December 2021
Plans and documents previously approved on 28 May 2021			
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 <i>Certification Procedures Manual</i> , 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 <i>Environmental Protection Act 1994</i> .		
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: EDQ_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	a) At all times b) As indicated c) As indicated

	Management Plan, 8107 E 01 Balance VCFMP C, prepared by Saunders Havill Group, received by EDQ on 17 May 2021.	
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. 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.	a) In accordance with the Vegetation Clearing and Fauna Management Plan b) Within 3 months of completion of clearing
6.	Nest Box Installation a) Install the required 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 progressively with clearing within each separable portion as shown on the approved Riverbend Overall Clearing and Retention Plan 20-0190 SK005 Rev 2 dated 14 December 2021. b) Submit to EDQ TS written certification from a licensed wildlife spotter / catcher that the installation of nest boxes has been undertaken generally in accordance with part a) of this condition.	a) Within one (1) month of the commencement of clearing in each separable portion b) Within one (1) month of the commencement of clearing within the final separable portion
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 ****