



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

Our ref: DEV2021/1168

17 March 2022

Pioneer Fortune Pty Ltd
C/- Saunders Havill Group
Att: Mr Andrew Ridley
9 Thompson Street
BOWEN HILLS QLD 4006

Email: andrewridley@saundershavill.com

Dear Andrew

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

PDA Development Permit for Operational Work for Vegetation Clearing (Tranche 1a) at Lot 3 Dairy Road, Kagaru described as Lot 3 on RP45236

On 17 May 2022, 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 Mr Brandon Bouda, Manager, Development Assessment, in Economic Development Queensland, by telephone on (07) 3452 7422 or at brandon.bouda@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	Lot 3 Dairy Road, Kagaru	
Lot on plan description	Lot number	Plan description
	3	RP45236
PDA development application details		
DEV reference number	DEV2021/1168	
'Properly made' date	21 January 2021	
Type of application	<input checked="" type="checkbox"/> PDA development application for: <ul style="list-style-type: none"> <input type="checkbox"/> Material change of use <ul style="list-style-type: none"> <input type="checkbox"/> Preliminary approval <input type="checkbox"/> Development permit <input type="checkbox"/> Reconfiguring a lot <ul style="list-style-type: none"> <input type="checkbox"/> Preliminary approval <input type="checkbox"/> Development permit <input checked="" type="checkbox"/> Operational work <ul style="list-style-type: none"> <input type="checkbox"/> Preliminary approval <input checked="" type="checkbox"/> Development permit <input type="checkbox"/> Application to change PDA development approval <input type="checkbox"/> Application to extend currency period 	
Proposed development	Vegetation Clearing – Tranche 1a	
PDA development approval details		
Decision of the MEDQ	<p>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</p> <p>The approval is for:</p> <ul style="list-style-type: none"> • Vegetation Clearing (Tranche 1a) 	
Decision date	17 May 2022	
Currency period	8 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 Management Plan, Undullah Tranche 1a	8045, P1 VMP C	04/05/2022
2.	Fauna Management Plan Undullah Property Tranche 1a	8045, Issue B	05.05.2022
3.	Undullah – Master Planned Community Tranche 1a Clearing Phase Erosion and Sediment Control Management Plan	23165, Rev 02	21.12.2020

Endorsed plans and documents

Plans and Documents		Number	Date
4.	Endorsed Context Plan (as amended in red 12 January 2018)	30729-GP07 Issue Z	9 November 2017 (endorsed 12 January 2018)
5.	Endorsed Natural Environment Overarching Site Strategy	8045, Version 3	9.06.2017 (endorsed 20 June 2017)

Preamble, abbreviations, and definitions

PREAMBLE

Nil or insert preamble

ABBREVIATIONS AND DEFINITIONS

DSDILGP means the Department of State Development, Infrastructure Local Government and Planning.

EDQ means Economic Development Queensland.

EDQ DA means Economic Development Queensland's – Development Assessment team.

EDQ TS means Economic Development Queensland's – Technical Services team.

MEDQ means the Minister for Economic Development Queensland.

PDA means Priority Development Area.

Submitting documentation to EDQ

Where a condition of this approval requires documentation to be submitted to either EDQ DA or EDQ TS, use the following email addresses:

a) EDQ DA: pdadevelopmentassessment@dsdmip.qld.gov.au.

b) EDQ TS: EDQ_PrePostConstruction@dsdmip.qld.gov.au.

PDA development conditions		
No.	Condition	Timing
General		
1.	Carry out the approved development Carry out the approved development generally in accordance with: a) 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 <i>AS 4970-2009 Protection of trees on development sites</i> and the approved Vegetation Management Plan, Undullah, Tranche 1a, document no. 8045 P1 Version C, prepared by Saunders Havill Group and dated 04.05.2022	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 Management Plan, Undullah, Tranche 1a, document no. 8045 P1 Version C, prepared by Saunders Havill Group and dated 04.05.2022 b) 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 Management Plan, Undullah, Tranche 1a, document no. 8045 P1 Version C, prepared by Saunders Havill Group and dated 04.05.2022.	a) At all times b) As indicated

PDA development conditions		
No.	Condition	Timing
5.	Vegetation Clearing Works – General <p>a) Clearing of vegetation is to be supervised by a qualified arborist (AQF Level 5) generally in accordance with the approved Vegetation Management Plan, Undullah, Tranche 1a, document no. 8045 P1 Version C, prepared by Saunders Havill Group and dated 04.05.2022.</p> <p>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.</p>	<p>a) In accordance with the Vegetation Clearing and Fauna Management Plan</p> <p>b) Within 3 months of completion of clearing</p>
6.	Nest Box Installation <p>a) Install nest boxes generally in accordance with Appendix A of the approved Fauna Management Plan, Undullah Property, Tranche 1a, Report No. 8045, Issue B prepared by Saunders Havill Group, dated 5.05.2022.</p> <p>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.</p>	<p>a) Within one (1) month of the commencement of clearing</p> <p>b) Within one (1) month of the commencement of clearing</p>
7.	Vegetation Clearing Offsets <p>a) Submit to EDQ TS a detailed plan, endorsed by a suitably qualified arborist (AQF Level 5) or ecologist, showing the extent of High, Medium and Low Value Bushland Habitat and High and Medium Value Rehabilitation Habitat proposed to be cleared.</p> <p>b) Pay to the MEDQ a monetary contribution for the clearing of vegetation as set out in the EDQ Guideline 17: Remnant Vegetation and Koala Habitat Obligations in Greater Flagstone and Yarrabilba PDAs dated May 2015; or</p> <p>If compensatory planting is proposed, as set out in the EDQ Guideline 17: Remnant Vegetation and Koala Habitat Obligations in Greater Flagstone and Yarrabilba PDAs dated May 2015:</p> <p>c) Submit to EDQ TS a planting plan certified by a qualified arborist (AQF Level 5) or ecologist showing the extent of compensatory planting to be undertaken, including location, type and extent of planting, as set out in the EDQ Guideline 17: Remnant Vegetation and Koala Habitat Obligations in Greater Flagstone and Yarrabilba PDAs dated May 2015.</p>	<p>a) Prior to commencement of vegetation clearing</p> <p>b) Prior to commencement of vegetation clearing</p> <p>c) Prior to commencement of vegetation clearing</p>

PDA development conditions		
No.	Condition	Timing
	<p>d) Undertake compensatory planting in accordance with c) of this condition.</p> <p>e) Once compensatory planting has been undertaken, submit to EDQ TS confirmation from a qualified arborist (AQF Level 5) or ecologist that the compensatory planting has been undertaken in accordance with b) of this condition.</p> <p>Advice: An <i>Environmental Protection and Biodiversity Conservation Act 1999</i> (EPBC) approval may be required for the clearing of vegetation. Where the EPBC approval has been granted, the vegetation clearing offsets under this condition will not be applicable for the same matters under the EPBC approval.</p>	<p>d) Within 3 months of commencement of vegetation clearing</p> <p>e) Within 12 months of commencement of vegetation clearing</p>
Construction		
8.	<p>Construction management plan</p> <p>a) Submit to EDQ TS a site-based Construction Management Plan (CMP), prepared by the principal site contractor, to manage construction impacts, including:</p> <ul style="list-style-type: none"> i) noise and dust in accordance with the EP Act; ii) stormwater flows around and through the site without increasing the concentration of total suspended solids or Prescribed Water Contaminants (as defined in the EP Act), causing erosion, creating any ponding and causing any actionable nuisance to upstream and downstream properties; iii) contaminated land, where required under a site suitability statement prepared in accordance with section 389 of the EP Act; iv) construction vehicle activity to minimise its impact on public roadways. <p>The CPM shall also include complaints management procedures to ensure any public complaint is expeditiously addressed and recorded in a complaints register.</p> <p>b) A copy of the CMP submitted under part a) of this condition must be current and available on site.</p> <p>c) Carry out all construction work generally in accordance with the CMP submitted under part a) of this condition.</p>	<p>a) Prior to commencing work</p> <p>b) During construction</p> <p>c) During construction</p>
9.	<p>Erosion and sediment management</p> <p>a) Implement all Erosion and Sediment Control (ESC) measures identified in the following approved document;</p>	<p>a) At all times</p>

PDA development conditions		
No.	Condition	Timing
	<ul style="list-style-type: none"> i. Undullah – Master Planned Community, Tranche 1a Clearing Phase Erosion and Sediment Control Management Plan, Report No. 23165, Rev 02, prepared by ADG Engineers and dated 21.12.2020. 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 stabilised in accordance with the requirements of the approved documents identified on part a) of this condition. 	<ul style="list-style-type: none"> 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 ****