



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

Our ref: DEV2022/1346

23 November 2022

SEE Civil Pty Ltd
Att: Mr Morgan Hamilton, Environmental Manager
PO Box 903
OXENFORD QLD 4210

Email: morgan.hamilton@seecivil.com.au

Dear Mr Hamilton

S89(1)(a) Approval of PDA development application
**Development Permit for Operational Work for Vegetation Clearing at Pub Lane,
Greenbank described as Lot 9996 on SP330367**

On 23 November 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.dsdlgp.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@dsdlgp.qld.gov.au, who will be pleased to assist.

Yours sincerely

Jeanine Stone
Project Director
Development Assessment
Economic Development Queensland

PDA Decision Notice

Site information		
Name of priority development area (PDA)	Greater Flagstone	
Site address	Pub Lane, Greenbank	
Lot on plan description	Lot number	Plan description
	9996	SP330367

PDA development application details	
DEV reference number	DEV2022/1346
'Properly made' date	14 November 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
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 The approval is for: • Vegetation Clearing
Decision date	23 November 2022
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 & Fauna Management Plan	8540 E 01 Sed Removal VMP A	07/10/2022
2.	1. EDQ Guideline 17 Koala Habitat Offset Contribution – Sediment Removal Access Track	8540 E01 GL17 Sediment removal Koala Offset Calc A	07/10/2022

Preamble, abbreviations, and definitions

ABBREVIATIONS AND DEFINITIONS

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

EDQ means Economic Development Queensland.

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

EDQ IS means Economic Development Queensland's – Infrastructure Solutions team.

MEDQ means the Minister for Economic Development Queensland.

PDA means Priority Development Area.

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 IS, use the following email addresses:

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

b) EDQ IS: EDQ_PrePostConstruction@dsdilgp.qld.gov.au.

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 along any tree that is to be retained generally in accordance with <i>AS 4970-2009 Protection of trees on development sites</i> and the approved Vegetation Clearing & Fauna Management Plan, 8540 E 01 SED VMP A, prepared by Saunders Havill Group, dated 07/10/2022.	Prior to the commencement of clearing and to be maintained until clearing has been completed
3.	Vegetation Clearing Works a) Clearing of vegetation is to be undertaken by a suitably qualified professional generally in accordance with the following approved document: i. Vegetation Clearing & Fauna Management Plan, prepared by Saunders Havill Group, document No. 8540 E01 Sed Removal VMP A, dated 07/10/2022. b) Submit to EDQ IS written certification from a suitably qualified professional that vegetation clearing has been carried out in accordance with part a) of this condition.	a) At all times during vegetation clearing b) Within 3 months of completion of clearing

PDA development conditions		
No.	Condition	Timing
4.	Fauna Spotter a) A suitably qualified fauna spotter/catcher is to undertake a survey of the site to identify any fauna or habitat features (e.g. nests, tree hollows) and has certified that any necessary fauna protection measures or relocation procedures have been implemented. b) A suitably qualified fauna spotter/catcher must be present during the vegetation clearing. c) Submit to EDQ certification from the suitably qualified fauna spotter/catcher that vegetation clearing was carried out 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
5.	Vegetation Management Unless otherwise agreed by EDQ IS 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 Vegetation Clearing & Fauna Management Plan, prepared by Saunders Havill Group, document No. 8540 E01 Sed Removal VMP A, dated 07/10/2022.	At all times
6.	Vegetation Clearing Offsets a) Pay to the MEDQ a monetary contribution for the clearing of 0.00005ha of Medium Value Rehabilitation Habitat and 0.007ha of Medium Value Bushland Habitat as set out in the <i>EDQ Guideline 17: Remnant Vegetation and Koala Habitat Obligations in Greater Flagstone and Yarrabilba PDAs dated May 2015</i> and the EDQ Guideline 17 Koala Habitat Offset Contribution – Sediment Removal Access Track, prepared by Saunders Havill Group, Document No. 8540 E01 GL17 Sediment Koala Offset Calc A, dated 7/10/2022; or If compensatory planting is proposed: b) Submit to EDQ IS 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. c) Undertake compensatory planting in accordance with b) of this condition. d) Once compensatory planting has been undertaken, submit to EDQ IS confirmation from a qualified arborist (AQF Level 5) or ecologist that the compensatory planting has been undertaken in accordance with b) of this condition.	a) Prior to commencement of vegetation clearing b) Prior to commencement of vegetation clearing c) Within 3 months of commencement of vegetation clearing d) Within 12 months of commencement of vegetation clearing

PDA development conditions

No.	Condition	Timing
7.	Erosion and sediment management a) Submit to EDQ IS an Erosion and Sediment Control Plan (ESCP), certified by a RPEQ or an accredited professional in erosion and sediment control, and prepared generally in accordance with the following: i) construction phase stormwater management design objectives of the <i>State Planning Policy 2017</i> (Appendix 2 Table A); ii) <i>Healthy Land and Water Technical Note: Complying with the SPP – Sediment Management on Construction Sites</i>. b) Implement the certified ESCP submitted under part a) of this condition.	a) Prior to commencement of site works b) During site 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 ****