

Our ref: DEV2023/1457

14 February 2024

Old Pub Lane Pty Ltd
C/- Ethos Urban
Attn: Renee Livingstone and Ben Haynes
GPO Box 1268
BRISBAANE CITY QLD 4000

Email: rlivingstone@ethosurban.com

Dear Renee and Ben

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

PDA Development Permit for Operational Work for Vegetation Clearing at 69-77 Old Pub Lane, Greenbank described as Lot 3 on SP328307

On 14 February 2024, 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 Marissa Bais, Planner, Development Assessment, in Economic Development Queensland, by telephone on (07) 3452 7344 or at Marissa.Bais@dsdlgp.qld.gov.au, who will be pleased to assist.

Yours sincerely



Amanda Dryden
Director
Development Assessment
Economic Development Queensland

PDA Decision Notice

Site information		
Name of priority development area (PDA)	Greater Flagstone	
Site address	69-77 Old Pub Lane, Greenbank	
Lot on plan description	Lot number	Plan description
	Lot 3	SP328307

PDA development application details	
DEV reference number	DEV2023/1457
'Properly made' date	30/01/2024
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	Operational work for 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	14/02/2024
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.	Ecological and Environmental Planning Advice on the Priority Development Area Application over 43 - 77 old Pub Lane, Greenbank, Qld, 4124 prepared by 28 South Environmental	9/11/23
2.	Attachment 2 – Site Context prepared by 28 South Environmental	As amended in red 8/02/24 2/11/23

Preamble, abbreviations, and definitions

ABBREVIATIONS AND DEFINITIONS

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

COUNCIL means the relevant local government for the land the subject of this approval.

DSDI means the Department of State Development and Infrastructure.

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.

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@dsdmip.qld.gov.au

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

PDA development conditions

No.	Condition	Timing
1.	Carry out the approved development Carry out the approved development 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 <i>AS 4970-2009 Protection of trees on development sites</i> and the approved plans and documents.	Prior to the commencement of clearing and to be maintained until clearing has been completed
3.	Hours of Work – Construction Construction hours for the approved development are limited to Monday to Saturday between 6:30am to 6:30pm, excluding public holidays.	During construction unless otherwise endorsed
4.	Fauna Spotter a) A licensed Wildlife Spotter/Catcher under the Nature Conservation Act 1992 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.	a) Prior to commencement of vegetation clearing

PDA development conditions		
No.	Condition	Timing
	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.	b) At all times during vegetation clearing c) Within 3 months of the completion of vegetation clearing
5.	Vegetation Management a) Carry out vegetation clearing generally in accordance with the approved Ecological and Environmental Planning Advice on the Priority Development Area Application over 43 - 77 Old Pub Lane, Greenbank, QLD, 4124 prepared by 28 South Environmental. b) Submit to EDQ IS certification from a qualified ecologist or arborist (AQF level 5 or above) that vegetation management has been carried out in accordance with part a) of this condition.	a) During vegetation clearing b) Within 3 months of completion of clearing
6.	Vegetation Clearing Offsets 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. 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 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: 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. d) Undertake compensatory planting in accordance with c) of this condition. 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. 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.	a) Prior to commencement of vegetation clearing b) Prior to commencement of vegetation clearing c) Prior to commencement of vegetation clearing d) Within 3 months of commencement of vegetation clearing e) Within 12 months of commencement of vegetation clearing

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 ****