



Our ref: DEV2015/645/22

Department of  
**State Development and Infrastructure**

18 June 2024

Villa Green Pty Ltd  
C/- Saunders Havill Group  
Att: Kathryn Tibbles  
9 Thompson Street  
BOWEN HILLS QLD 4006

Email: kathryntibbles@saunders.havill.com

Dear Ms Tibbles

**Section 99 Approval - Application to Change PDA Development Approval**  
**Operational Works for Vegetation Clearing at Pub Lane. Greenbank described as former Lot 9968 on SP163061**

On 18 June 2024 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](http://www.dsdlgp.qld.gov.au/pda-da-applications).

If you require any further information, please contact 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 assist.

Yours sincerely

Brandon Bouda  
**Manager**  
**Development Assessment**  
**Economic Development Queensland**

# PDA Decision Notice – Approval

| Site information                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                  |
|-----------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------|
| Name of priority development area (PDA) | Greater Flagstone                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                  |
| Site address                            | Pub Lane, Greenbank                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                  |
| Lot on plan description                 | Lot number                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Plan description |
|                                         | Former Lot 9968                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | SP163061         |
| PDA development application details     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                  |
| DEV reference number                    | DEV2015/645/22                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                  |
| 'Properly made' date                    | 14 May 2024                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                  |
| Type of application                     | <input type="checkbox"/> PDA development application for: <div style="margin-left: 20px;"> <input type="checkbox"/> Material change of use               <div style="margin-left: 20px;"> <input type="checkbox"/> Preliminary approval                   <input type="checkbox"/> Development permit                 </div> <input type="checkbox"/> Reconfiguring a lot               <div style="margin-left: 20px;"> <input type="checkbox"/> Preliminary approval                   <input type="checkbox"/> Development permit                 </div> <input type="checkbox"/> Operational work               <div style="margin-left: 20px;"> <input type="checkbox"/> Preliminary approval                   <input type="checkbox"/> Development permit                 </div> </div> <input checked="" type="checkbox"/> Application to change PDA development approval<br><input type="checkbox"/> Application to extend currency period |                  |
| Description of proposal applied for     | Updated Vegetation Management Plan as a result of Stage 12-16 redesign                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                  |
| PDA development approval details        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                  |
| Decision of the MEDQ                    | <p>The MEDQ has decided to grant <b>all</b> of the PDA development approval applied for, <b>subject to</b> PDA development conditions forming part of this decision notice.</p> <p>The approval is for:</p> <ul style="list-style-type: none"> <li>Operational Works for Vegetation Clearing</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                  |
| Original Decision date                  | 15 August 2016                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                  |
| 1 <sup>st</sup> Change to approval date | 1 November 2017                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                  |
| 2 <sup>nd</sup> Change to approval date | 18 June 2024                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                  |
| Currency period                         | 2 years from the original decision date                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                  |
| Assessment Team                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                  |
| Assessment Manager (Lead)               | Michael Fallon, Planner                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                  |
| Manager                                 | Brandon Bouda, Manager                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                  |
| Delegate                                | Brandon Bouda, Manager                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                  |

## 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 02 ROL VCFMP B              | 24 April 2024<br>(as amended in red dated 18 June 2024) |
| 2.                                                         | Vegetation Clearing & Fauna Management Plan | 8540 E 02 Stg 12-16 Riparian VMP E | 24 April 2024<br>(as amended in red dated 18 June 2024) |
| Plans and documents previously approved on 1 November 2017 |                                             | Number                             | Date                                                    |
| 1.                                                         | Vegetation Clearing & Fauna Management Plan | 6065                               | March 2016<br>(as amended in red dated 27 October 2017) |
| 2.                                                         | Vegetation Clearing & Fauna Management Plan | 8540                               | October 2017                                            |

## Preamble, Abbreviations, and Definitions

### PREAMBLE

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

### ABBREVIATIONS AND DEFINITIONS

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

**DEHP** means the Department of Environment and Heritage Protection

**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.

**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@dsdmip.qld.gov.au](mailto:pdadevelopmentassessment@dsdmip.qld.gov.au)

b) EDQ IS: [EDQ\\_PrePostConstruction@dsdilqp.qld.gov.au](mailto:EDQ_PrePostConstruction@dsdilqp.qld.gov.au)

| PDA Development Conditions |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                      |
|----------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| No.                        | Condition                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Timing                                                                                                                                                               |
| <b>General</b>             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                      |
| 1.                         | <b>Carry out the approved development</b><br><br>Carry out the approved operational works generally in accordance with the approved plans and documents.                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Prior to the expiration of the currency period                                                                                                                       |
| 2.                         | <b>Tree Protection Fencing</b><br><br>Install tree protection fencing along: <ul style="list-style-type: none"> <li>the perimeter of all riparian corridors and/or waterway corridors unless shown as an area of clearing on a plan submitted in accordance with conditions 5 or 6; and</li> <li>any tree that is to be retained.</li> </ul> All tree protection fencing is to be generally in accordance with AS 4970-2009 <i>Protection of trees on development sites</i> and in accordance with the plans and documents.                                                                                          | Prior to the commencement of clearing and to be maintained until clearing has been completed                                                                         |
| 3.                         | <b>Fauna Spotter</b><br><br>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.<br><br>b) A licensed Wildlife Spotter/Catcher must be present during the vegetation clearing.<br><br>c) Submit to EDQ 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<br><br>b) At all times during vegetation clearing<br><br>c) Within 3 months of the completion of vegetation clearing |
| 4.                         | <b>Vegetation Clearing Works - General</b><br><br>a) Clearing of vegetation is to be supervised by a qualified arborist (AQF Level 5) generally in accordance with the approved plans and documents.<br><br>b) Submit to EDQ Development Assessment, DSDI 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) At all times during vegetation clearing<br><br>b) Within 3 months of completion of clearing                                                                       |
| 5.                         | <b>Vegetation Clearing in Riparian Corridors for Bushfire Buffers</b><br><br>a) Submit to EDQ Development Assessment, DSDI a Riparian Corridor Vegetation Clearing Plan showing the extent of clearing necessary to maintain a 33m setback between dwellings along the interface with the riparian corridors.<br><br>b) Undertake vegetation clearing within the riparian corridors, under the supervision of a qualified arborist (AQF Level 5),                                                                                                                                                                    | a) Prior to vegetation clearing within the riparian corridors<br><br>b) As indicated                                                                                 |

|           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                       |
|-----------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|           | <p>generally in accordance with the plans required by part a) of this condition and in accordance with the approved plans and documents.</p> <p>c) Submit to EDQ Development Assessment, DSDI 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>c) Within 3 months of completion of clearing</p>                                                                                                                                                                                                                                   |
| <b>6.</b> | <p><b>Vegetation Clearing in Riparian Corridors for Infrastructure</b></p> <p>a) Submit to EDQ Development Assessment, DSDI EDQ endorsed engineering plans for any infrastructure works that cross any riparian corridors and/or waterways.</p> <p>b) Submit to EDQ Development Assessment, DSDI an infrastructure vegetation clearing plan showing the extent of clearing for infrastructure works within any riparian corridor and /or waterway in accordance with part a) of this condition.</p> <p>c) Undertake vegetation clearing within the riparian corridors and/or waterways, utilising a qualified arborist (AQF Level 5), generally in accordance with the plans required by part b) of this condition and in accordance with the approved plans and documents.</p> <p>d) Submit to EDQ Development Assessment, DSDI written certification from a qualified arborist (AQF Level 5) that vegetation clearing has been carried out generally in accordance with part b) of this condition.</p> | <p>a) Prior to clearing for infrastructure within the riparian corridors and/or waterways</p> <p>b) Prior to clearing for infrastructure within the riparian corridors and/or waterways</p> <p>c) As indicated</p> <p>d) Within 3 months of the completion of vegetation clearing</p> |
| <b>7.</b> | <p><b>Vegetation Management</b></p> <p>Unless otherwise agreed by EDQ Development Assessment, DSDI 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 plans and documents.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | <p>At all times</p>                                                                                                                                                                                                                                                                   |
| <b>8.</b> | <p><b>Vegetation Clearing Offsets</b></p> <p>a) Submit to EDQ Development Assessment, DSDI a detailed plan, endorsed by a qualified arborist (AQF Level 5), showing the extent of Medium Value Bushland Habitat 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 July 2012; 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 July 2012:</p>                                                                                                                                                                                                                                                                                       | <p>a) Prior to commencement of vegetation clearing</p> <p>b) Prior to commencement of vegetation clearing</p>                                                                                                                                                                         |

|           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                                                           |
|-----------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|           | <p>c) Submit to EDQ Development Assessment, DSDI a planting plan certified by a qualified arborist (AQF Level 5) 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 July 2012.</p> <p>d) Undertake compensatory planting in accordance with c) of this condition.</p> <p>e) Once compensatory planting has been undertaken, submit to EDQ Development Assessment, DSDI confirmation from a qualified arborist (AQF Level 5) that the compensatory planting has been undertaken in accordance with b) of this condition.</p> | <p>c) Prior to commencement of vegetation clearing</p> <p>d) Within 3 months of commencement of vegetation clearing</p> <p>e) Within 12 months of commencement of vegetation clearing</p> |
| <b>9.</b> | <p><b>Erosion and Sediment Management</b></p> <p>a) Submit to EDQ Development Assessment DSDI an Erosion and Sediment Control Plan (ESCP) certified by a RPEQ or an accredited professional in erosion and sediment control (CPESC) generally in accordance with the following guidelines:</p> <ul style="list-style-type: none"> <li>i. Urban Stormwater Quality Planning Guidelines 2010 (DEHP); and</li> <li>ii. Best practice Erosion and Sediment Control (International Erosion Control Association)</li> </ul> <p>b) Implement the certified ESCP as required under part a) of this condition.</p>                                                                                                                   | <p>a) Prior to commencement of site works</p> <p>b) At all times during construction</p>                                                                                                  |

#### **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 \*\***