



Economic Development Queensland

Creating and investing in sustainable places for Queensland to prosper

Our ref: DEV2024/1554

20 December 2024

Villa Green Pty Ltd
C/- Egis Consulting Pty Ltd
Att: Mr Greg Maciejewski
Level 1, 99 Creek Street
BRISBANE QLD 4000

Email: greg.maciejewski@egis-group.com

Dear Mr Maciejewski

S89(1)(a) Approval of PDA Development Application

PDA Development Permit for Operational Work for Earthworks and Vegetation Clearing at 17-47 Argyl Road and West Sentinel Drive, Greenbank described as Lot 9995 on RP880513 and Lot 9997 on SP335721

On 20 December 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 website at [Current applications and approvals](#).

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@edq.qld.gov.au, who will 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	17-47 Argyl Road and West Sentinel Drive, Greenbank	
Lot on plan description	Lot number	Plan description
	9995	RP880513
	9997	SP335721

PDA development application details	
DEV reference number	DEV2024/1554
'Properly made' date	6 November 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	Earthworks and 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: • Operational Works for Earthworks and Vegetation Clearing
Decision date	20 December 2024
Currency period	2 years from the date of the decision

Assessment Team	
Assessment Manager (Lead)	Michael Fallon, Planner
Manager	Brandon Bouda, A/Director
Engineer	Vikum Perera, Junior Engineer
Delegate	Amanda Dryden, Director

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, prepared by Saunders Havill Group	Job Ref: 8540 Drawing No: 8540E 02 LCC VMP C – 8540E 08 LLC VMP C Issue C	13/09/2024 & 17/09/2024
2.	EDQ Guideline 17 Koala Habitat Offset Contribution Plan (Logan City Council Property), prepared by Saunder Havill Group	Job Ref: 8540 E 01 GL17 LCC Fields Koala Offset Calc A Issue A	15/11/2024
3.	Erosion & Sediment Control Plan, prepared by See Civil Pty Ltd	ESCP No.001 Rev: 3	08/08/2024
4.	Construction Management Plan, prepared by See Civil Pty Ltd	Covella Estate Western Precinct and Stage 12 Civils – Pub Lane, Greenbank	06/08/2024
5.	Package 2 Bulk Earthworks Key Plan, prepared by Egis Consulting Pty Ltd	Project No: 24- 000317_DE02 Drawing No: 200 Revision 1	26.07.24
6.	Package 2 Bulk Earthworks Layout Plan Sheet – 1 of 2	Project No: 24- 000317_DE02 Drawing No: 201 Revision 1	26.07.24
7.	Package 2 Bulk Earthworks Layout Plan Sheet – 2 of 2	Project No: 24- 000317_DE02 Drawing No: 202 Revision 1	26.07.24
8.	Package 2 Bulk Earthworks Cross Section Layout Plan, prepared by Egis Consulting Pty Ltd	Project No: 24- 000317_DE02 Drawing No: 210 Revision 1	26.07.24
9.	Package 2 Bulk Earthworks Cross Sections, prepared by Egis Consulting Pty Ltd	Project No: 24- 00317_BE02 Drawing No: 211 Revision 2	13.11.24

Preamble, abbreviations, and definitions

ABBREVIATIONS AND DEFINITIONS

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

CERTIFICATION PROCEDURES MANUAL means the document titled *Certification Procedures Manual*, prepared by EDQ, dated April 2020 (as amended from time to time).

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.

EP Act means the *Environmental Protection Act 1994*.

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@edq.qld.gov.au
- b) EDQ IS: PrePostConstruction@edq.qld.gov.au

PDA Development Conditions

No.	Condition	Timing
Operational Work		
1.	Carry out the Approved Development Carry out the approved development generally in accordance with the approved plans.	Prior to expiration of the currency period
2.	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
3.	Certification of Operational Work Carry out all Operational Work under this approval in accordance with the <i>Certification Procedures Manual</i> .	At all times

PDA Development Conditions		
No.	Condition	Timing
4.	Construction Management Plan a) Submit to EDQ IS a site-based Construction Management Plan (CMP), prepared by the principal site contractor, to manage construction impacts, including: 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) Complaints procedures; v) Site management 1) For the provision of safe and functional alternative pedestrian routes, past, through, or around the site; 2) To mitigate impacts to public sector entity assets, including street trees, on or external to the site; 3) For safe and functional temporary vehicular access points and frequency of use; 4) For the safe and functional loading and unloading of materials including the location of any remote loading sites; 5) For the location of materials, structures, plant and equipment; 6) Of waste generated by construction activities; 7) Detailing how materials are to be loaded/unloaded; 8) Of employee and visitor parking areas; 9) Of anticipated staging and programming; 10) For the provision of safe and functional emergency exit routes; b) A copy of the CMP submitted under part a) of this condition must be current and available on site. c) Carry out all construction work generally in accordance with the CMP submitted under part a) of this condition.	a) Prior to commencing work b) During construction c) During construction
5.	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 approved plans and 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>.	a) Prior to commencing work

PDA Development Conditions		
No.	Condition	Timing
	b) Implement the certified ESCP submitted under part a) of this condition.	b) During construction
6.	Public Infrastructure (Damage, repairs and relocation) a) Repair any damage to existing public infrastructure caused by works carried out in association with the approved development. b) Should existing public infrastructure require repair or relocation, due to the approved development and/or works associated with the approved development, repair and/or relocate the public infrastructure at no cost to others and in accordance with statutory requirements and adopted design standards. <i>NOTE: It is recommended applicants record their own dated photographic evidence of the condition of relevant existing public infrastructure both before and after works carried out in association with the approved development.</i>	a) Prior to practical completion b) Prior to practical completion
Earthworks and Retaining Walls		
7.	Earthworks a) Submit to EDQ IS detailed earthworks plans, certified by a RPEQ, and designed generally in accordance with: <i>Australian Standard AS3798 – 2007 Guidelines on Earthworks for Commercial and Residential Developments</i> and - the approved plans The certified earthworks plans are to: - include a geotechnical soils assessment of the site; - accord with the Erosion and Sediment Control Plans, as required by condition 5 – Erosion and sediment management; - include the location and finished surface levels of any cut and/or fill; - detail areas where dispersive soils will be disturbed, treatment of dispersive soils and their rehabilitation; - provide details of any areas where surplus soils are to be stockpiled; - detail protection measures to: - ensure adjoining properties and roads are not impacted by ponding or nuisance stormwater resulting from earthworks associated with the approved development; - preserve all drainage structures from structural loading impacts resulting from earthworks associated with the approved development. b) Carry out earthworks generally in accordance with the certified plans submitted under part a) of this condition. c) Submit to EDQ IS RPEQ certification that: - all earthworks have been carried out generally in accordance with the certified plans submitted under part a) of this condition; and	a) Prior to commencing earthworks b) Prior to survey plan endorsement c) Prior to survey plan endorsement

PDA Development Conditions		
No.	Condition	Timing
	ii) any unsuitable material encountered has been treated or replaced with suitable material.	
8.	Acid Sulfate Soil Management Plan (ASSMP) a) Where on-site ASS are encountered, submit to EDQ IS an Acid sulfate soil management plan, prepared in accordance with the <i>Queensland Acid Sulfate Soil Technical Manual Soil Management Guidelines v4.0 2014</i> (as amended from time to time). b) Excavate, remove and/or treat on site all disturbed ASS generally in accordance with the ASS management plan submitted under part a) of this condition. c) Submit to EDQ IS a validation report, certified by a suitably qualified environmental or soil scientist, confirming that all earthworks have been carried out in accordance with the ASS management plan submitted under part b) of this condition.	a) Prior to or during earthworks b) Prior to survey plan endorsement c) Prior to survey plan endorsement
9.	Retaining Walls a) Submit to EDQ IS detailed engineering plans, certified by a RPEQ, of all retaining walls 1m or greater in height. Retaining walls must be: i) certified to achieve a minimum 50 year design life; ii) designed generally in accordance with <i>AS4678 – Earth Retaining Structures</i> and relevant material standards (e.g. <i>AS3600 – Concrete Structures</i>); iii) located and designed generally in accordance with the approved plans b) Construct retaining walls generally in accordance with the certified plans required under part a) of this condition. c) Submit to EDQ IS certification from an RPEQ that all retaining wall works 1.0m or greater in height have been constructed generally in accordance with the certified plans submitted under part a) of this condition.	a) Prior to commencing earthworks b) Prior to survey plan endorsement c) Prior to survey plan endorsement
Landscape and Environment		
10.	Vegetation clearing a) Undertake vegetation clearing generally in accordance with the approved <i>Vegetation Clearing & Fauna Management Plan, 8540 E Issue C, dated 13/09/2024, prepared by Saunders Havill Group</i> . b) Vegetation clearing is to be supervised by a qualified arborist (AQF Level 5).	a) At all times b) At all times

PDA Development Conditions		
No.	Condition	Timing
	c) Submit to EDQ DA, 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.	c) Within 3 months of completion of clearing
11.	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 DA certification from the licensed Wildlife Spotter/Catcher that vegetation clearing and fauna protection measures 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
12.	Vegetation Clearing Offsets a) Pay to the MEDQ a monetary contribution for the clearing of 0.668ha of Medium Value Rehabilitation 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> ; or If compensatory planting is proposed: b) Submit to EDQ DA, 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 <i>EDQ Guideline 17: Remnant Vegetation and Koala Habitat Obligations in Greater Flagstone and Yarrabilba PDAs dated May 2015</i> . c) Undertake compensatory planting in accordance with b) of this condition. d) Once compensatory planting has been undertaken, submit to EDQ DA, confirmation from a qualified arborist (AQF Level 5) or ecologist that the compensatory planting has been undertaken in accordance with part b) of this condition. <i>NOTE: An Environmental Protection and Biodiversity Conservation Act 1999 (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.</i>	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

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.

All EDQ practice notes, guidelines, and forms, such as those for Compliance Assessment, Plan Sealing, Out of Hours Work Requests, all can be accessed at the EDQ website.

**** End of Package ****