



Economic Development Queensland

Creating and investing in sustainable places for Queensland to prosper

Our ref: DEV2024/1556

17 January 2025

Mirvac Queensland Pty Ltd
C/- Urbis Pty Ltd
Att: Mr Liam Martin and Mr Andrew Aldridge
Level 32, 300 George Street
BRISBANE CITY QLD 4001

Email: lmartin@urbis.com.au; aaldridge@urbis.com.au

Dear Liam and Andrew

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

PDA Development Permit for Operational Work for tree clearing at Teviot Road, Greenbank described as Lots 9003 and 9005 on SP317644

On 17 January 2025, 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 Ali Rizayee, Planner, Development Assessment, in Economic Development Queensland, by telephone on (07) 3452 7531 or at Ali.Rizayee@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)	Name of PDA	
Site address	Street address of the land the subject of the application	
Lot on plan description	Lot number	Plan description
	Lot 9003	SP317644
	Lot 9005	SP317644
PDA development application details		
DEV reference number	DEV2024/1556	
'Properly made' date	31/10/2024	
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 Works for tree 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 tree clearing	
Decision date	17/01/2025	
Currency period	2 years from the date of the decision	
Assessment Team		
Assessment Manager (Lead)	Ali Rizayee, Planner	
Manager	Brandon Bouda, Director	
Engineer	N/A	
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	Drawing No: 7598 E 01 P11 VCFMP E Issue E	29/11/2024
2.	Vegetation Clearing & Fauna Management Plan prepared by Saunders Havill Group	Drawing No: 7598 E 02 P11 VCFMP E Issue E	29/11/2024
3.	Vegetation Clearing & Fauna Management Plan prepared by Saunders Havill Group	Drawing No: 7598 E 03 P11 VCFMP E Issue E	29/11/2024
4.	Vegetation Clearing & Fauna Management Plan – Clearing Summary prepared by Saunders Havill Group	Drawing No: 7598 E 04 P11 VCFMP E Issue E	29/11/2024
5.	Vegetation Clearing & Fauna Management Plan – Detail sheet context prepared by Saunders Havill Group	Drawing No: 7598 E 05 P11 VCFMP E Issue E	29/11/2024
6.	Vegetation Clearing & Fauna Management Plan – Detail sheet – 06 to 13 prepared by Saunders Havill Group	Drawing No: 7598 E 06 to 13 P11 VCFMP E Issue E	29/11/2024
7.	Precinct 11 VCFMP E Tree Schedule prepared by Saunders Havill Group	Job 7598	29/11/2024
8.	Significant Biodiversity Assessment Report prepared by Saunders Havill Group	Job No: 7598 E Issue E	14/01/2025

Preamble, abbreviations, and definitions

PREAMBLE

Nil

ABBREVIATIONS AND DEFINITIONS

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

EDQ means Economic Development Queensland.

EDQ IS means Economic Development Queensland's – Infrastructure Solutions teams

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

MEDQ means the Minister for Economic Development Queensland.

PDA means Priority Development Area.

Compliance assessment

Where a condition of this approval requires Compliance Assessment, Compliance Assessment is required in accordance with the following:

- a) The applicant must:
 - i) pay to MEDQ at the time of submission the relevant fee for Compliance Assessment, including any third party peer review costs which will be charged on a 100% cost recovery basis. The Compliance Assessment fees are set out in EDQ Development Assessment Fees and Charges Schedule¹ (as amended from time to time).
 - ii) submit to EDQ DA a duly completed Compliance Assessment form².
 - iii) submit to EDQ DA the documentation as required under the relevant condition.
- b) Where EDQ is satisfied the documentation submitted for Compliance Assessment meets the requirements of the relevant condition (or element of the condition), EDQ will endorse the documentation and advise by written notice.
- c) Compliance Assessment and endorsement can be repeated where a different design or solution, to that already endorsed, is sought.
- d) The process and timeframes that apply to Compliance Assessment are as follows:
 - i) applicant submits items required under a) above to EDQ DA for Compliance Assessment.
 - ii) **within 20 business days** – EDQ assesses the documentation and:
 - 1. if satisfied, endorses the documentation; or
 - 2. if not satisfied, notifies the applicant accordingly.
 - iii) if the applicant is notified under ii.2. above, revised documentation must be submitted **within 20 business days** from the date of notification.
 - iv) **within 20 business days** – EDQ assesses the revised documentation and:
 - 1. if satisfied, endorses the revised documentation; or
 - 2. if not satisfied, notifies the applicant accordingly.
 - v) where EDQ notifies the applicant as stated under iv.2. above, repeat steps iii. and iv. above. If either party is not satisfied by the outcome of this process, that party can elect to enter into a mediation process with an independent mediator agreed to by both parties.

Despite note v. above, the condition (or element of the condition) is determined to have been met only when EDQ endorses relevant documentation.

¹ The EDQ Development Assessment Fees and Charges Schedule is available at EDQ's website.

² The Compliance Assessment form is available at EDQ's website. It sets out how to submit documentation for Compliance Assessment and how to pay Compliance Assessment fees.

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
General		
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.	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.	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. 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 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 P11 VCFMP E Issue E, prepared by Saunders Havill Group and dated 29/11/2024.	a) At all times
5.	Vegetation Clearing Works – General a) Clearing of vegetation is to be supervised by a qualified arborist (AQF Level 5) generally in accordance with the approved Vegetation Management Plan P11 VCFMP E Issue E, prepared by Saunders Havill Group and dated 29/11/2024.	a) In accordance with the Vegetation Clearing and Fauna Management Plan

PDA Development Conditions		
No.	Condition	Timing
	b) 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.	b) Within 3 months of completion of clearing
6.	Vegetation Clearing Offsets a) Submit to EDQ DA 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 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 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 DA 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
Construction		
7.	Hours of Work – Construction Unless otherwise endorsed, via Compliance Assessment for out of hours work, 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

PDA Development Conditions		
No.	Condition	Timing
8.	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 proposed external hoardings and gantries (with clearances to street furniture and other public sector entity assets); 9. of employee and visitor parking areas; 10. of anticipated staging and programming; 11. for the provision of safe and functional emergency exit routes; and 12. any out of hours work as endorsed via Compliance Assessment. 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
9.	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);	a) Prior to commencing work

PDA Development Conditions		
No.	Condition	Timing
	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.	b) During construction

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 ****