



Our ref: DEV2021/1250/2

20 March 2025

Pioneer Fortune Pty Ltd
C/- Ethos Urban
Att: Mr Morgan Randle and Ms Renee Livingstone
Level 4, 215 Adelaide Street
BRISBANE CITY QLD 4000

Email: MRandle@ethosurban.com, RLivingstone@ethosurban.com

Dear Mr Randle and Ms Livingstone

Section 99 Approval - Application to Change PDA Development Approval
Operational Work for vegetation clearing at Lot 3 Dairy Road, Kagaru described as Lot 3 on RP45236, Lot 28 on S311174 and Lot 3 on SP321411

On 20 March 2025 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 [Current applications and approvals](#).

If you require any further information, please contact Mr 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 – Approval

Site information		
Name of priority development area (PDA)	Greater Flagstone PDA	
Site address	Lot 3 Dairy Road, Kagaru	
Lot on plan description	Lot number	Plan description
	3	RP45236
	28	S311174
	3	SP321411
PDA development application details		
DEV reference number	DEV2021/1250/2	
'Properly made' date	7 February 2025	
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	
Description of proposal applied 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. The approval is for: • Operational Works for Vegetation Clearing	
Original Decision date	25 March 2022	
Change to approval date	20 March 2025	
Currency period	8 years from the original decision date	
Assessment Team		
Assessment Manager (Lead)	Ali Rizayee, Planner	
Manager	Leila Torrens, Manager	
Engineer	Ava Jalali, 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.

Plans and documents previously approved on 25 March 2022		Number	Date
1.	Vegetation Management Plan Undullah Tranche 3	8045, VMP B	24.08.2021
2.	Fauna Management Plan Undullah Property Tranche 3	8045, Revision B	16/03/2022
3.	Undullah – Master Planned Community Tranche 3 Clearing Phase Erosion and Sediment Control Management Plan	23165, Rev 00	20.12.2021

Endorsed Plans and Documents

4.	Endorsed Context Plan (as amended in red 12 January 2018)	30729-GP07 Issue Z	9 November 2017 (endorsed 12 January 2018)
5.	Endorsed Natural Environment Overarching Site Strategy	8045, Version 3	9.06.2017 (endorsed 20 June 2017)

Preamble, Abbreviations, and Definitions

PREAMBLE

Nil

ABBREVIATIONS AND DEFINITIONS

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

DSDILGP means The Department of State Development, Infrastructure, Local Government and Planning

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.

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@edq.qld.gov.au

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

PDA Development Conditions		
No.	Condition	Timing
Part 1 – Clearing for Exploratory Works		
1a.	Vegetation clearing may be carried out generally in accordance with the approved Vegetation Management Plan, Undullah, Tranche 3 document no. 8045, VCFMP B prepared by Sunders Havill Group and dated 24.08.2021, for the purposes of: a) Clearing vegetation that is necessary to carry out a traditional Aboriginal or Torres Straight Islander cultural activity, including clearing for that activity, other than a commercial activity. b) Clearing vegetation that is necessary to carry out a Cadastral Survey, Boundary Reinstatement Survey, Digital Terrain Model Survey, Control Install Survey, Bore and Core Hole Geotechnical Testing, Excavator Test Pit Geotechnical Testing, if the area cleared is – (i) for an area in which the survey is conducted - a maximum area of 5,000m²; and (ii) for an area necessary for reasonable access to the area in which the survey is conducted - a maximum of 10m wide.	a) At all times b) At all times
1b.	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 IS 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
Part 2 – Clearing for other than Exploratory Works		
General		
1.	Carry out the approved development Carry out the approved development generally in accordance with: a) 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 AS 4970-2009 Protection of trees on development sites and the approved Vegetation Management Plan, Undullah, Tranche 3, document no. 8045 VMP B, prepared by Saunders Havill Group and dated 24.08.2021.	Prior to the commencement of clearing and to be maintained until clearing has been completed

PDA Development Conditions		
No.	Condition	Timing
3.	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 IS 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, Undullah, Tranche 3, document no. 8045 VMP B, prepared by Saunders Havill Group and dated 24.08.2021. b) Where the cleared vegetation is to be removed or mulched, 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 approved Vegetation Management Plan, Undullah Property, Tranche 3 document no. 8045, VCFMP B prepared by Saunders Havill Group and dated 16.03.2022.	a) At all times b) As indicated
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, Undullah, Tranche 3, document no. 8045 VMP B, prepared by Saunders Havill Group and dated 24.08.2021. b) Submit to EDQ IS 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) In accordance with the Vegetation Clearing and Fauna Management Plan b) Within 3 months of completion of clearing
6	Nest Box Installation a) Install nest boxes generally in accordance with Appendix A of the approved Fauna Management Plan, Undullah Property, Tranche 3, Report No. 8045, Rev B prepared by Saunders Havill Group, dated 16.03.2022. b) Submit to EDQ IS written certification from a qualified arborist (AQF Level 5) that the installation of nest boxes have been undertaken generally in accordance with part a) of this condition.	a) Within one (1) month of the commencement of clearing b) Within one (1) month of the commencement of clearing

PDA Development Conditions		
No.	Condition	Timing
7.	Vegetation Clearing Offsets a) Submit to EDQ IS 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 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. d) Undertake compensatory planting in accordance with c) of this condition. e) 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. 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		
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	a) Prior to commencing work

PDA Development Conditions		
No.	Condition	Timing
	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) construction vehicle activity to minimise its impact on public roadways. The CPM shall also include complaints management procedures to ensure any public complaint is expeditiously addressed and recorded in a complaints register. 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.	b) During construction c) During construction
9.	Erosion and sediment management a) Implement all Erosion and Sediment Control measures identified in the following approved documents; Undullah – Master Planned Community, Tranche 3 Clearing Phase Erosion and Sediment Control Management Plan, Report No. 23165, Rev 00, dated 20.12.2021 prepared by ADG Engineers b) Monitor and maintain as required the approved ESC works required by part a) of this condition. c) Submit to EDQ IS RPEQ certification that the site has been stabilised in accordance with the requirements of the approved documents identified on part a) of this condition.	a) At all times b) From the commencement of clearing activity through to final site stabilisation. c) At the conclusion of vegetation clearing 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 ****