



Our ref: DEV2023/1425/2

8 September 2025

Great Wall Property Group  
C/- Reel Planning Pty Ltd  
Att: Mr Tim O'Leary  
Unit 1/9 Camford Street  
MILTON QLD 4064

Email: [tim@reelplanning.com](mailto:tim@reelplanning.com)

Dear Tim

**Section 99 Approval - Application to Change PDA Development Approval**  
**Reconfiguring a Lot – 1 Lot into 2 Lots at 702-742 Greenbank Road, North Maclean**  
**described as Lot 3 on RP209351**

On 8 September 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 Matthew Buchanan, Principal Planner, Development Assessment, in Economic Development Queensland, by telephone on (07) 3452 7835 or at [matthew.buchanan@edq.qld.gov.au](mailto:matthew.buchanan@edq.qld.gov.au).

Yours sincerely

Brandon Bouda  
**A/Director**  
**Development Assessment**  
**Economic Development Queensland**



## PDA Decision Notice – Approval

Site information		
Name of priority development area (PDA)	Greater Flagstone	
Site address	702-742 Greenbank Road, North Maclean	
Lot on plan description	Lot number	Plan description
	Lot 3	RP209351
PDA development application details		
DEV reference number	DEV2023/1425/2	
'Properly made' date	18 August 2025	
Type of application	<input checked="" type="checkbox"/> PDA development application for: <ul style="list-style-type: none"> <li><input type="checkbox"/> Material change of use               <ul style="list-style-type: none"> <li><input type="checkbox"/> Preliminary approval</li> <li><input type="checkbox"/> Development permit</li> </ul> </li> <li><input checked="" type="checkbox"/> Reconfiguring a lot               <ul style="list-style-type: none"> <li><input type="checkbox"/> Preliminary approval</li> <li><input checked="" type="checkbox"/> Development permit</li> </ul> </li> <li><input type="checkbox"/> Operational work               <ul style="list-style-type: none"> <li><input type="checkbox"/> Preliminary approval</li> <li><input type="checkbox"/> Development permit</li> </ul> </li> </ul> <input checked="" type="checkbox"/> Application to change PDA development approval <input type="checkbox"/> Application to extend currency period	
Description of proposal applied for	Reconfiguring a Lot – 1 Lot into 2 Lots	
PDA development approval details		
Decision of the MEDQ	The MEDQ has decided to grant <b><u>all</u></b> of the PDA development approval applied for, <b><u>subject to</u></b> PDA development conditions forming part of this decision notice	
Original Decision date	4 July 2025	
Change to approval date	8 September 2025	
Currency period	4 years from the original decision date	
Assessment Team		
Assessment Manager (Lead)	Matthew Buchanan, Principal Planner	
Manager	Jennifer Sneesby, Manager	
Engineer	Jack Landsberg, Principal Technical Officer	
Delegate	Brandon Bouda, A/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.	Proposed Industrial Subdivision, 702-742 Greenbank Rd, North Maclean - Traffic Impact Assessment, prepared by PTT Traffic & Transport Engineering, Revision C	24-209	15/07/2025
Plans and documents previously approved on 4 July 2025		Number	Date
1.	Reconfiguration Plan, prepared by Reel Planning	Project: 702-742 Greenbank Road, North Maclean	5/06/2025 (including amendments in red dated 18/6/2025)
2.	Bulk Earthworks Cut and Fill Layout Plan, prepared by Arcadis, Issue 4	GRI-AAP-DA-01-DRG-SKT-0010	19/06/2025
3.	Bulk Earthworks Site Section, prepared by Arcadis, Issue 02	GRI-AAP-DA-01-DRG-SKT-0011	25/03/2025

## Preamble, Abbreviations, and Definitions

### PREAMBLE

Nil or insert preamble

### 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).

**CONTRIBUTED ASSET** means an asset constructed under a PDA development approval or Infrastructure Agreement that will become the responsibility of an External Authority. For the purposes of operational works for a Contributed Asset, the following definitions apply:

- a) **External Authority** means a public-sector entity other than the MEDQ;
- b) **Parkland** means carrying out operational work related to the provision of parkland infrastructure;
- c) **Roadworks** means carrying out any operational work within existing or proposed road(s), to a depth of 1.5m measured from the top of kerb, and includes Streetscape Works;
- d) **Sewer Works** means carrying out any operational work related to the provision of wastewater infrastructure;
- e) **Streetscape Works** means carrying out any operational work within the verge of a road, including footpath surface treatments, street furniture, street lighting and landscaping;
- f) **Stormwater Works** means carrying out any operational work related to the provision of stormwater infrastructure; and
- g) **Water Works** means carrying out any operational work related to the provision of water infrastructure.

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

**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.

### 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 Schedule<sup>1</sup> (as amended from time to time).
  - ii) submit to EDQ DA a duly completed Compliance Assessment form<sup>2</sup>.
  - 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

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

<sup>2</sup> 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.

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.

### 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](mailto:pdadevelopmentassessment@edq.qld.gov.au)

b) EDQ IS: [PrePostConstruction@edq.qld.gov.au](mailto:PrePostConstruction@edq.qld.gov.au)

### PDA Development Conditions

No.	Condition	Timing
<b>General</b>		
1.	<b>Carry out the approved development</b>  Carry out the approved development generally in accordance with: a) the approved plans and documents; and b) any other documentation endorsed via Compliance Assessment as required by these conditions.	Prior to survey plan endorsement for the relevant stage
<b>Construction</b>		
2.	<b>Hours of Work – Construction</b>  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
3.	<b>Out of Hours Work – Compliance Assessment</b>  Where out of hours work is proposed, submit to EDQ DA, for Compliance Assessment, an out of hours work request. The out of hours work request must include a duly completed out of hours work request form <sup>3</sup> .	Minimum of 10 business days prior to proposed out of hours work commencement date
4.	<b>Certification of Operational Work</b>  Carry out all Operational Work under this approval in accordance with the <i>Certification Procedures Manual</i> .	At all times

<sup>3</sup> The out of hours work request form is available at EDQ's website.

PDA Development Conditions		
No.	Condition	Timing
5.	<p><b>Construction Management Plan</b></p> <p>a) Submit to EDQ IS a site-based Construction Management Plan (CMP), prepared by the principal site contractor and reviewed by a suitably qualified and experienced person responsible for overseeing the site works, to manage construction impacts, including:</p> <ul style="list-style-type: none"> <li>i) noise and dust in accordance with the EP Act;</li> <li>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;</li> <li>iii) contaminated land, where required under a site suitability statement prepared in accordance with section 389 of the EP Act;</li> <li>iv) complaints procedures;</li> <li>v) site management: <ul style="list-style-type: none"> <li>1. for the provision of safe and functional alternative pedestrian routes, past, through or around the site;</li> <li>2. to mitigate impacts to public sector entity assets, including street trees, on or external to the site;</li> <li>3. for safe and functional temporary vehicular access points and frequency of use;</li> <li>4. for the safe and functional loading and unloading of materials including the location of any remote loading sites;</li> <li>5. for the location of materials, structures, plant and equipment;</li> <li>6. of waste generated by construction activities;</li> <li>7. detailing how materials are to be loaded/unloaded;</li> <li>8. of proposed external hoardings and gantries (with clearances to street furniture and other public sector entity assets);</li> <li>9. of employee and visitor parking areas;</li> <li>10. of anticipated staging and programming;</li> <li>11. for the provision of safe and functional emergency exit routes; and</li> <li>12. any out of hours work as endorsed via Compliance Assessment.</li> </ul> </li> </ul> <p>b) A copy of the CMP submitted under part a) of this condition must be current and available on site.</p> <p>c) Carry out all construction work generally in accordance with the CMP submitted under part a) of this condition.</p>	<p>a) Prior to commencing work for the relevant stage</p> <p>b) During construction</p> <p>c) During construction</p>

PDA Development Conditions		
No.	Condition	Timing
6.	<p><b>Traffic Management Plan</b></p> <p>a) Submit to EDQ IS a Traffic Management Plan (TMP), certified by a person holding a current Traffic Management Design qualification. The TMP must include the following:</p> <ul style="list-style-type: none"> <li>i) provision for the safe and functional management of traffic around and through the site during and outside of construction work hours;</li> <li>ii) provision for the safe and functional management of pedestrian traffic, including alternative pedestrian routes past, through or around the site;</li> <li>iii) provision of parking for workers and materials delivery;</li> <li>iv) risk identification, assessment and identification of mitigation measures;</li> <li>v) ongoing monitoring, management review and certified updates (as required); and</li> <li>vi) traffic control plans and/or traffic control diagrams, prepared in accordance with <i>Austroads Guide to Temporary Traffic Management</i>, for any temporary part or full road closures.</li> </ul> <p>b) Carry out all construction work generally in accordance with the certified TMP submitted under part a) of this condition, which is to be current and available on site.</p> <p><i>NOTE: Operational traffic changes, such as temporary and permanent lane modifications, relaxation of clearway zone hours or footpath closures may require authorisation from Council or DTMR as road manager. It is recommended that applicants engage directly with the applicable road manager.</i></p>	<p>a) Prior to commencing work for the relevant stage</p> <p>b) During construction</p>
7.	<p><b>Erosion and Sediment Management</b></p> <p>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:</p> <ul style="list-style-type: none"> <li>i) construction phase stormwater management design objectives of the <i>State Planning Policy 2017</i> (Appendix 2 Table A);</li> <li>ii) International Erosion Control Association (IECA): Best Practice Erosion and Sediment Control 2008;</li> <li>iii) <i>Healthy Land and Water Technical Note: Complying with the SPP – Sediment Management on Construction Sites</i>.</li> </ul> <p>b) Implement the certified ESCP submitted under part a) of this condition.</p>	<p>a) Prior to commencing work for the relevant stage</p> <p>b) During construction</p>

PDA Development Conditions		
No.	Condition	Timing
8.	<b>Dispersive Soil Management</b> <p>a) Submit to EDQ IS a Dispersive Soil Management Plan, prepared by a soil science/soil chemistry specialist that details for the design, construction, and operational phases of the development including:</p> <ul style="list-style-type: none"> <li>i) the suite of methods required to identify and address potential issues associated with the exposure and re-use of dispersive soils,</li> <li>ii) details of the areas where dispersive soils will be disturbed and treated/rehabilitated.</li> </ul> <p>b) Implement and monitor the actions identified in the Dispersive Soil Management Plan as required under part a) of this condition.</p>	<p>a) Prior to commencing works for Stage 1. <i>Note: Can be prepared to cover both stages.</i></p> <p>b) At all times during construction</p>
9.	<b>Public Infrastructure (Damage, Repairs and Relocation)</b> <p>a) Repair any damage to existing public infrastructure caused by works carried out in association with the approved development.</p> <p>b) Where 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.</p> <p><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></p>	<p>a) Prior to survey plan endorsement for the relevant stage</p> <p>b) Prior to survey plan endorsement for the relevant stage</p>
<b>Earthworks and Retaining Walls</b>		
10.	<b>Earthworks</b> <p>a) Submit to EDQ IS detailed earthworks plans, certified by a RPEQ, and designed generally in accordance with:</p> <ul style="list-style-type: none"> <li>i) <i>Australian Standard AS3798 – 2007 Guidelines on Earthworks for Commercial and Residential Developments</i>; and</li> <li>ii) Approved plans</li> </ul> <p>The certified earthworks plans are to:</p> <ul style="list-style-type: none"> <li>iii) include a geotechnical soils assessment of the site;</li> <li>iv) accord with the Erosion and Sediment Control Plans, as required by condition 7– Erosion and sediment management;</li> <li>v) accord with the Dispersive Management Plan, as required by condition 8 – Dispersive Soil Management;</li> </ul>	<p>a) Prior to commencing earthworks</p>

PDA Development Conditions		
No.	Condition	Timing
	<ul style="list-style-type: none"> <li>vi) include the location and finished surface levels of any cut and/or fill;</li> <li>vii) detail areas where dispersive soils will be disturbed, treatment of dispersive soils and their rehabilitation;</li> <li>viii) provide details of any areas where surplus soils are to be stockpiled;</li> <li>ix) detail protection measures to:               <ul style="list-style-type: none"> <li>1. ensure adjoining properties and roads are not impacted by ponding or nuisance stormwater resulting from earthworks associated with the approved development;</li> <li>2. preserve all drainage structures from structural loading impacts resulting from earthworks associated with the approved development; and</li> </ul> </li> <li>x) where rock or ground anchors are required within adjoining road or land, include consents from relevant road manager(s) and/or landowner(s).</li> </ul> <p>b) Carry out earthworks generally in accordance with the certified plans submitted under part a) of this condition.</p> <p>c) Submit to EDQ IS RPEQ certification that:</p> <ul style="list-style-type: none"> <li>i) all earthworks have been carried out generally in accordance with the certified plans submitted under part a) of this condition; and</li> <li>ii) any unsuitable material encountered has been treated or replaced with suitable material.</li> </ul>	<p>b) Prior to survey plan endorsement</p> <p>c) Prior to survey plan endorsement</p>
11.	<p><b>Retaining Walls</b></p> <p>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:</p> <ul style="list-style-type: none"> <li>i) certified to achieve a minimum 50 year design life;</li> <li>ii) designed generally in accordance with <i>AS4678 – Earth Retaining Structures</i> and relevant material standards (e.g. <i>AS3600 – Concrete Structures</i>);</li> <li>iii) located and designed generally in accordance with the approved plans and documents.</li> </ul> <p>b) Construct retaining walls generally in accordance with the certified plans required under part a) of this condition.</p> <p>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.</p>	<p>a) Prior to commencing earthworks for the relevant stage</p> <p>b) Prior to survey plan endorsement for the relevant stage</p> <p>c) Prior to survey plan endorsement for the relevant stage</p>

PDA Development Conditions		
No.	Condition	Timing
<b>Access</b>		
12.	<p><b>Compliance Assessment – Greenbank Road Temporary Access</b></p> <p>a) Submit to EDQ IS for compliance assessment engineering design/construction drawings, certified by a RPEQ, for the temporary intersection at Greenbank Road generally in accordance with <i>PDA Guideline No. 13 Engineering standards – Minor Roads</i>, and the approved traffic impact assessment.</p> <p>b) Construct the works generally in accordance with the endorsed plans as required under part a) of this condition.</p> <p>c) Submit to EDQ IS, ‘as-constructed’ drawings, asset register and test results, certified by a RPEQ, in a format acceptable to the Council of all road works constructed in accordance with this condition.</p> <p><b>Decommissioning</b></p> <p>d) Within 6 months of permanent access through Lot 2 on RP868726 (as shown on the approved plans) being provided submit to EDQ IS, decommissioning plans certified by an RPEQ. Decommissioning must include the removal of all works within the Greenbank Road road reserve and the reinstatement of the impacted area to pre-construction standards;</p> <p>e) Submit to EDQ IS, certification by an appropriately qualified RPEQ, in a format acceptable to the Council that decommissioning of the temporary access with Greenbank Road has been undertaken in accordance with part d) of this condition.</p>	<p>a) Prior to commencement of work</p> <p>b) Prior to survey plan endorsement for Stage 1</p> <p>c) Prior to survey plan endorsement</p> <p>d) Prior to commencement of decommissioning work</p> <p>e) Within two (2) months of survey plan endorsement for Stage 2</p>
13.	<p><b>Ultimate Road Network – Compliance Assessment</b></p> <p>a) Submit to EDQ IS for compliance assessment, engineering design and construction drawings, certified by a RPEQ, for the ultimate road network connecting through the eastern property (Lot 2 on RP868726), including pedestrian footpath, generally in accordance with PDA Guideline No. 13, to reflect that:</p> <ol style="list-style-type: none"> <li>the road alignment approved for Lot 2 on RP868726; and</li> <li>a 24m wide road reserve including 2 x 4m wide traffic lanes and 2.5m wide parking lane on both sides of the road.</li> </ol>	<p>a) Prior to survey plan endorsement for Stage 1 and repeated if the connection to Lot 2 on RP868726 changes prior to commencing works in accordance with part b) of this condition</p>

PDA Development Conditions		
No.	Condition	Timing
	<ul style="list-style-type: none"> <li>b) Within 12 months of permanent access through Lot 2 on RP868726 (as shown on the approved plans) being provided construct the works generally in accordance with the certified plans submitted under part a) of this condition.</li> <li>c) Submit to EDQ IS, 'as constructed' drawings, asset register and test results, certified by a suitably qualified and experienced RPEQ, in a format acceptable to the Council of all road works constructed in accordance with this condition.</li> </ul>	<ul style="list-style-type: none"> <li>b) Prior to survey plan endorsement for Stage 2</li> <li>c) Prior to survey plan endorsement for Stage 2</li> </ul>
<b>14.</b>	<b>Construction of access driveway</b> <ul style="list-style-type: none"> <li>a) Submit to EDQ IS, detailed engineering design and construction drawings, certified by a RPEQ, for the proposed driveway, generally in accordance with the approved plans and relevant Logan City Council driveway standards.</li> <li>b) Construct the proposed driveway generally in accordance with the certified plans submitted under part a) of this condition.</li> </ul>	<ul style="list-style-type: none"> <li>a) Prior to survey plan endorsement for Stage 1</li> <li>b) Prior to survey plan endorsement for Stage 1</li> </ul>
<b>Services</b>		
<b>15.</b>	<b>Water Reticulation across Greenbank Road - Compliance Assessment</b> <ul style="list-style-type: none"> <li>a) Submit to EDQ IS, for compliance assessment, detailed design plans, certified by a RPEQ for the extension of the existing water network from the western verge to of Greenbank Road to the frontage of the site, generally in accordance with <i>PDA Guideline No. 13 Engineering standards – Water and Sewer</i>.</li> <li>b) Construct the works generally in accordance with the certified plans submitted under part a) of this condition.</li> <li>c) Submit to EDQ IS, as constructed' plans, asset register, pressure and bacterial test results in accordance with Council's current adopted standards, of all water reticulation works constructed in accordance with this condition.</li> </ul>	<ul style="list-style-type: none"> <li>a) Prior to commencement of works</li> <li>b) Prior to survey plan endorsement for Stage 1</li> <li>c) Prior to survey plan endorsement for Stage 1.</li> </ul>
<b>16.</b>	<b>Electricity</b> <ul style="list-style-type: none"> <li>a) Submit to EDQ IS a Certificate of Electricity Supply from Energex for the provision of electricity supply to the approved development.</li> <li>b) Connect the approved development in accordance with the Certificate of Electricity Supply submitted under part a) of this condition.</li> </ul>	<ul style="list-style-type: none"> <li>a) Prior to survey plan endorsement for Stage 1</li> <li>b) Prior to survey plan endorsement for Stage 1</li> </ul>

PDA Development Conditions		
No.	Condition	Timing
17.	<b>Telecommunications</b> <ul style="list-style-type: none"> <li>a) Submit to EDQ IS documentation from an authorised telecommunication service provider confirming that an agreement has been entered into for the provision of underground telecommunication services to the approved development.</li> <li>b) Connect the approved development in accordance with the documentation submitted under part a) of this condition.</li> </ul>	<ul style="list-style-type: none"> <li>a) Prior to survey plan endorsement for Stage 1</li> <li>b) Prior to survey plan endorsement for Stage 1</li> </ul>
18.	<b>Broadband</b> <ul style="list-style-type: none"> <li>a) Submit to EDQ IS written agreement, from an authorised telecommunications service provider, confirming that fibre-ready pit and pipe infrastructure designed to service the approved development can accommodate services compliant with <i>Industry Guideline G645:2017 Fibre-Ready Pit and Pipe Specification for Real Estate Development Projects</i>.</li> <li>b) Construct the fibre-ready pit and pipe infrastructure specified in the agreement submitted under part a) of this condition.</li> </ul>	<ul style="list-style-type: none"> <li>a) Prior to survey plan endorsement for Stage 1</li> <li>b) Prior to survey plan endorsement for Stage 1</li> </ul>
Vegetation and Environmental Values		
19.	<b>Environmental Protection and Biodiversity Conservation Act (EPBC) approval</b>  Submit to EDQ Development Assessment any Environmental Protection and Biodiversity Conservation Act (EPBC) approval required for the clearing of vegetation.	Prior to vegetation clearing
20.	<b>Vegetation clearing</b> <ul style="list-style-type: none"> <li>a) Submit to EDQ Development Assessment a Vegetation Clearing and Fauna Management Plan identifying the trees to be cleared and the fauna management outcomes required to undertake the clearing.</li> <li>b) Undertake vegetation clearing generally in accordance with Vegetation Clearing and Fauna Management Plan submitted under part a) of this condition.</li> <li>c) Vegetation clearing is to be supervised by a qualified arborist (AQF Level 5).</li> <li>d) 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.</li> </ul>	<ul style="list-style-type: none"> <li>a) Prior to vegetation clearing</li> <li>b) At all times</li> <li>c) At all times</li> <li>d) Within 3 months of completion of clearing</li> </ul>

PDA Development Conditions		
No.	Condition	Timing
21.	<p><b>Vegetation Clearing Offsets</b></p> <p>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.</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 May 2015; 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 May 2015:</p> <p>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.</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 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.</p> <p><b>Advice:</b> 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.</p>	<p>a) Prior to commencement of vegetation clearing</p> <p>b) Prior to commencement of vegetation clearing</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>
22.	<p><b>Fauna spotter</b></p> <p>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.</p> <p>b) A licensed Wildlife Spotter/Catcher must be present during the vegetation clearing.</p>	<p>a) Prior to commencement of vegetation clearing</p> <p>b) At all times during vegetation clearing</p>

PDA Development Conditions		
No.	Condition	Timing
	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.	c) Within 3 months of the completion of vegetation clearing
<b>23.</b>	<b>Tree Protection Fencing</b>  a) Install tree protection fencing along all boundaries where vegetation is to be retained and may be impacted by vegetation proposed to be cleared.  b) All tree protection fencing is to be generally in accordance with AS 4970-2009 Protection of trees on development sites and the following: <ul style="list-style-type: none"> <li>a. Clearing direction to be in a north-east direction commencing from Greenbank Road.</li> <li>b. Location of temporary fauna exclusion fencing along the property boundary and any road reserve. The fencing must be non-climbable such as smooth hoardings, touch and securely pinned to the ground, be of a minimum height of 1.2m, and prevent access to the clearing areas.</li> </ul>	Timing for both a) and b) is prior to the commencement of clearing and to be maintained until clearing has been completed
<b>24.</b>	<b>Environmental Covenant</b>  Submit to EDQ Development Assessment an environmental covenant to retain and protect the area identified on the approved plan. The covenant must prohibit the following as a minimum: <ul style="list-style-type: none"> <li>a) clearing, lopping or removal of any native plants must not occur unless recommended for removal by a suitably qualified arborist (AQF Level 5) owing to public safety concerns. A copy of the recommendation must be submitted to the covenantee and acknowledged in writing before vegetation is removed</li> <li>b) planting of declared pest plants or species</li> <li>c) erection of any fixtures or improvements, including buildings or structures</li> <li>d) construction of any trails or paths</li> <li>e) depositing of any fill, soil, rock, rubbish, ashes, garbage, waste or other foreign material to the protected area</li> <li>f) performance of any other acts which may have detrimental impact on the values of the covenant area.</li> </ul>	Prior to survey plan endorsement for Stage 1
Land transfers		
<b>25.</b>	<b>Land Transfers – Open Space</b>  Transfer, in fee simple, to Council as trustee Lot 2 as shown on the approved plans for open space purposes.	At registration of survey plan for Stage 1

[illegible]

PDA Development Conditions		
No.	Condition	Timing
	<p>The certified drawings are to include, where relevant:</p> <ol style="list-style-type: none"> <li>1. location and type of street lighting in accordance with AS1158 –‘<i>Lighting for Roads and Public Spaces</i>’;</li> <li>2. footpath treatments;</li> <li>3. location and size of stormwater treatment devices; and</li> <li>4. street trees and plants, including species, size and location generally in accordance with Council’s adopted planting schedules and guidelines.</li> </ol>	
	b) Construct streetscape works generally in accordance with the streetscape plans endorsed under part a) of this condition.	b) Prior to survey plan endorsement for Stage 2
	c) Submit to EDQ IS ‘as constructed’ plans, certified by an AILA, and asset register in a format acceptable to Council.	c) Prior to survey plan endorsement for Stage 2
Infrastructure Charges		
30.	Pay to the MEDQ infrastructure charges in accordance with the DCOP in place at the date of payment.	In accordance with the DCOP

### 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 \*\***