



Our ref: DEV2022/1358

12 September 2025

Yamaton Pty Ltd
C/- Plan A Town Planning Pty Ltd
Att: Mr Matt Geyle
PO Box 1661
MILTON QLD 4064

Email: planning@planatp.com.au

Dear Mr Geyle

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

PDA development application for a Development Permit for Operational Works for vegetation clearing at 673 Silverwood Drive, Flagstone described as Lot 1 on RP45241

On 12 September 2025, pursuant to s.85(4)(b) of the *Economic Development Act 2012*, the Minister for Economic Development Queensland (MEDQ) decided to grant **part** 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 Brandon Bouda, A/Director, Development Assessment, in Economic Development Queensland, by telephone on (07) 3452 7422 or at brandon.bouda@edq.qld.gov.au, who will assist.

Yours sincerely

Jeanine Stone
Project Director
Development Assessment
Economic Development Queensland



PDA Decision Notice

Site information		
Name of priority development area (PDA)	Greater Flagstone	
Site address	673 Silverwood Drive, Flagstone	
Lot on plan description	Lot number	Plan description
	1	RP45241

PDA development application details	
DEV reference number	DEV2022/1358
'Properly made' date	14 February 2023
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	Vegetation Clearing

PDA development approval details	
Decision of the MEDQ	The MEDQ has decided to grant part of the PDA development approval applied for, subject to PDA development conditions forming part of this decision notice The approval is for: • Partial clearing of the land
Decision date	12 September 2025
Currency period	2 years from the date of the decision

Assessment Team	
Assessment Manager (Lead)	Brandon Bouda, A/Director
Manager	Brandon Bouda, A/Director
Engineer	Ava Jalali, Engineer
Delegate	Jeanine Stone, Project 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 and Fauna Management Plan	VCFMP001 – 007	14/05/2025 (as amended in red)

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).

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.

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.

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.

- 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.

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
1.	Carry out the approved development Carry out the approved development generally in accordance with plans and documents, noting vegetation clearing is not permitted within: a) the hatched areas shown on the approved Vegetation Clearing and Fauna Management Plan, and b) 100m of the Flagstone Creek Waterway Corridor top of bank.	Prior to the expiration of the currency period

PDA Development Conditions		
No.	Condition	Timing
2.	Environmental Protection and Biodiversity Conservation Act (EPBC) Approval Submit to EDQ DA an EPBC approval received for the removal of vegetation, or, Submit formal correspondence from the Australian Government, Department of Climate Change, Energy, the Environment and Water that an EPBC referral is not required.	At least one month prior to the commencement of clearing works
3.	Tree Clearing Schedules Submit to EDQ DA a tree clearing schedule identifying all the trees and features (including hollows) of trees to be cleared. <i>Note: The tree schedule can be prepared utilising additional transects at a rate of:</i> - 1 by 100mx20m transect for areas of non-remnant vegetation - 2 by 100mx20m transect for areas of RE12.3.11 vegetation - 3 by 100mx20m transect for areas of RE 12.9-10.2 vegetation	At least one month prior to the commencement of clearing works.
4.	Nest Box Strategy and Installation a) Submit to EDQ DA, a nest box strategy, prepared by an ecologist, that identifies: (i) The number of lost habitat values (hollows) that will require replacement; (ii) The specific location of nest boxes to be installed in retained vegetation (<i>Eucalyptus</i>, <i>Corymbia</i>, <i>Angophora</i> and <i>Lophostea</i>, species); (iii) On going monitoring and maintenance program for a period of not less than 12 months. b) Install nest boxes generally in accordance the nest box strategy submitted under part a) of this condition. c) Submit to EDQ IS written certification from a qualified arborist (AQF Level 5) that the installation of next boxes have been undertaken generally in accordance with part a) of this condition.	a) At least one month prior to the commencement of clearing works b) Prior to the commencement of clearing works c) Within one (1) month of the commencement of clearing
5.	Tree Protection Fencing Install tree protection fencing along trees that are to be retained. All tree protection fencing is to be generally in accordance with AS 4970-2009 <i>Protection of trees on development sites</i> and the approved plans.	Prior to the commencement of clearing and to be maintained until clearing has been completed

PDA Development Conditions		
No.	Condition	Timing
6.	Fauna Spotter a) An independent 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) An independent licensed Wildlife Spotter/Catcher must undertake a daily inspection of the active clearing site before any clearing activities are undertaken and provide a daily update in accordance with condition 5. The inspection is to include surrounding areas adjoining the site, such as road corridors and common property boundaries. c) An independent licensed Wildlife Spotter/Catcher must be present during the vegetation clearing. d) Submit to EDQ IS certification from the independent 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) As indicated c) At all times during vegetation clearing d) Within 3 months of the completion of vegetation clearing
7.	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 plans. b) Vegetation clearing must be undertaken from the south to the north towards Flagstone Creek. c) Temporary fauna fencing must be placed along the property boundary of the rail corridor and any road reserve where clearing is to be undertaken. 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. d) Submit to EDQ IS written certification from a qualified arborist (AQF Level 5) that vegetation clearing has been carried out generally in accordance with parts a) – c) of this condition.	a) As all times b) At all times c) Prior to commencement of clearing d) Within 3 months of completion of clearing

8.	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
9.	Erosion and sediment management – Compliance Assessment a) Submit to EDQ IS for compliance assessment, 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); 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.	a) Prior to commencement of vegetation clearing 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 ****