



Economic Development Queensland

Creating and investing in sustainable places for Queensland to prosper

Our ref: DEV2021/1168/4

Your ref: 7240214

31 October 2025

Monarch Glen No 1 Pty Limited as trustee of the Monarch Glen Trust No 1
C/- Ethos Urban
Att: Morgan Randle
Level 14, 348 Edward Street
BRISBANE QLD 4000

Email: MRandle@ethosurban.com

Dear Morgan

Section 99 Approval - Application to Change PDA Development Approval
Operational Work for Vegetation Clearing (Tranche 1A) at Homestead Drive, Monarch Glen (formerly Lot 3 Dairy Road, Kagaru) described as Lot 1 on SP351245 and Lot 2 on SP351245 (formerly Lot 3 on RP45236)

On 31 October 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 Leila Torrens, Manager , Development Services, in Economic Development Queensland, by telephone on (07) 3452 7466 or at Leila.Torrens@edq.qld.gov.au, who will assist.

Yours sincerely

Brandon Bouda
A/Director
Development Services
Economic Development Queensland



PDA Decision Notice – Approval

Site information		
Name of priority development area (PDA)	Greater Flagstone PDA	
Site address	Homestead Drive, Monarch Glen (formerly Lot 3 Dairy Road, Kagaru)	
Lot on plan description	Lot number	Plan description
	Lot 1	SP351245
	Lot 2	SP351245
	(formerly Lot 3 on RP45236)	
PDA development application details		
DEV reference number	DEV2021/1168/4	
'Properly made' date	3 October 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 (Tranche 1A)	
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 s99 amendment approval is for the following: - Update the Vegetation Management Plan (VMP) and the Fauna Management Plan (FMP) to include additional clearing to facilitate the construction of discharge infrastructure associated with the stormwater management strategy for the Monarch Glen Master Plan (MGMP) ROL 4. - Conditions 2, 4 & 5: Amend plan references to the updated VMP. - Condition 6: Amend plan reference to the updated FMP.	
Original Decision date	17 May 2022	
1 st Change to approval date	7 May 2025	
2 nd Change to approval date	31 October 2025	
Currency period	Eight (8) years from the original decision date	

Assessment Team	
Assessment Manager (Lead)	Chessa Lao, Planner
Manager	Leila Torrens, Manager
Engineer	Vikum Perera, Engineer
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.	Vegetation Management Plan, Monarch Glen Project, ROL 4, prepared by Saunders Havill Group	11731 E01 – E19 ROL4 VMP F, Issue F	25 March 2025
2.	Fauna Management Plan, Monarch Glen Project, ROL 4, prepared by Saunders Havill Group	Job No. 11731, Issue A	19 March 2025
3.	Monarch Glen Project, Precincts 101 & 102, Rehabilitation Plan, prepared by Saunders Havill Group	11731 E RP D, Issue D	20 March 2025
Plans and documents previously approved on 7 May 2025		Number	Date
1.	Vegetation Management Plan, Monarch Glen Project, Precincts 101 & 102, prepared by Saunders Havill Group	11731 E01P1 CA VMP A Issue A	20/03/2025
2.	Tranche 1A – Landscape Buffer Intent, prepared by Vee Design	Issue A	07 February 2025
3.	Waterway Buffer Assessment Plan, prepared by Saunders Havill Group	11731E01 ROL4 High Bank Buffer A Issue A	21/03/2025
4.	Fauna Management Plan, Monarch Glen Project, Precincts 101 and 102, prepared by Saunders Havill Group	Job No. 11731 Issue C	15.04.2025
Plans and documents previously approved on 17 May 2022		Number	Date
5.	Vegetation Management Plan, Undullah Tranche 1a	8045, P1 VMP C	04/05/2022
6.	Fauna Management Plan Undullah Property Tranche 1a	8045, Issue B	05.05.2022
7.	Undullah Master Planned Community Tranche 1a Clearing Phase Erosion and Sediment Control Management Plan	23165, Rev 02	21.12.2020
Endorsed plans and documents previously endorsed		Number	Date
8.	Endorsed Context Plan (as amended in red 12 January 2018)	30729-GP07 Issue Z	9 November 2017 (endorsed 12 January 2018)

9.	Endorsed Natural Environment Overarching Site Strategy	8045, Version 3	9.06.2017 (endorsed 20 June 2017)
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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 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 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.

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.

Compliance assessment

- 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
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 <i>AS 4970-2009 Protection of trees on development sites</i> and the approved Vegetation Management Plan, Monarch Glen Project, ROL 4, document no.11731 E01 – E19 ROL4 VMP F, Issue F, prepared by Saunders Havill Group and dated 25 March 2025.	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, Monarch Glen Project, ROL 4, document no.11731 E01 – E19 ROL4 VMP F, Issue F, prepared by Saunders Havill Group and dated 25 March 2025. 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, Monarch Glen Project, ROL 4, document no.11731 E01 -E19 ROL4 VMP F, Issue F, prepared by Saunders Havill Group and dated 25 March 2025.	a) At all times b) As indicated
5.	Vegetation Clearing Works – Generally a) Clearing of vegetation is to be supervised by a qualified arborist (AQF Level 5) generally in accordance with the approved Vegetation Management Plan, Monarch Glen Project, ROL 4, document no.11731 E01 – E19 ROL4 VMP F, Issue F, prepared by Saunders Havill Group and dated 25 March 2025. 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 the approved Fauna Management Plan, Monarch Glen Project, ROL 4, Job No. 11731, Issue A prepared by Saunders Havill Group, dated 19 March 2025.	a) Within one (1) month of the commencement of clearing

PDA Development Conditions		
No.	Condition	Timing
	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.	b) Within one (1) month of the commencement of clearing
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 TS 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 clearing of vegetation. Where the EPBV 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),	a) Prior to commencing work

PDA Development Conditions		
No.	Condition	Timing
	causing erosion, creating 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) 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 (ESC) measures identified in the following approved document; i) Undullah – Master Planned Community, Tranche 1a Clearing Phase Erosion and Sediment Control Management Plan, Report No. 23165, Rev 02, prepared by ADG Engineers and dated 21.12.2020. 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 ****