

Our ref: DEV2025/1703

21 January 2026

Mirvac Queensland Pty Ltd  
C/- Saunders Havill Pty Ltd  
Att: Mr Nick Christofis  
6 Yoga Way  
SPRINGFIELD CENTRAL QLD 4300

Email: [nickchristofis@saundershavill.com](mailto:nickchristofis@saundershavill.com)

Dear Applicant

**PDA Decision Notice**

***Notice given under section 89(1) of the Economic Development Act 2012***

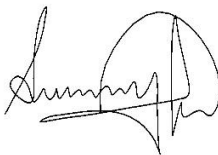
|                                         |                                                                                      |
|-----------------------------------------|--------------------------------------------------------------------------------------|
| <b>Priority Development Area (PDA):</b> | <b>Greater Flagstone</b>                                                             |
| <b>PDA Development Type:</b>            | <b>Development Permit for Operational Works for Vegetation Clearing</b>              |
| <b>Property Location:</b>               | <b>Teviot Road, Greenbank</b>                                                        |
| <b>Property Description:</b>            | <b>Lot 9004 on SP338120 and Lot 9003 on SP338120 (formerly Lot 9003 on SP348261)</b> |

On 19 January 2026, Economic Development Queensland (EDQ) decided to approve **all** of the above PDA Development Application subject to PDA Development Conditions in accordance with the attached PDA Decision Notice.

The Decision Notice and approved plans and documents can also be viewed on EDQ's website at [Current applications and approvals](#).

If you require any further information, please contact Gabrielle Shpeherd, Principal Planner on (07) 3452 7914 or by email at [gabrielle.shepherd@edq.qld.gov.au](mailto:gabrielle.shepherd@edq.qld.gov.au)

Yours sincerely



Sunny Wong

**Director  
Development Services  
Economic Development Queensland**

Cc: [council@logan.qld.gov.au](mailto:council@logan.qld.gov.au)

# PDA Decision Notice

| Site information                        |                        |                              |
|-----------------------------------------|------------------------|------------------------------|
| Name of Priority Development Area (PDA) | Greater Flagstone      |                              |
| Site address                            | Teviot Road, Greenbank |                              |
| Lot on plan description                 | Lot number             | Plan description             |
|                                         | 9004                   | SP338120                     |
|                                         | 9003                   | SP348261 (formerly SP348261) |
|                                         |                        |                              |

| PDA Development Approval details |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|----------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| DEV Reference No.                | DEV2025/1703                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| PDA Development Approval Type    | <input type="checkbox"/> Material change of use <ul style="list-style-type: none"> <li><input type="checkbox"/> PDA Preliminary Approval</li> <li><input type="checkbox"/> PDA Development Permit</li> </ul> <input type="checkbox"/> Reconfiguring a lot <ul style="list-style-type: none"> <li><input type="checkbox"/> PDA Preliminary Approval</li> <li><input type="checkbox"/> PDA Development Permit</li> </ul> <input checked="" type="checkbox"/> Operational work <ul style="list-style-type: none"> <li><input type="checkbox"/> PDA Preliminary Approval</li> <li><input checked="" type="checkbox"/> PDA Development Permit</li> </ul> |
| Approval details                 | Vegetation Clearing                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| Decision                         | EDQ has decided to grant <b>all</b> of the PDA Development Approval applied for, <b>subject to</b> PDA Development Conditions forming part of this Decision Notice.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| Decision date                    | 19 January 2026                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| Currency Period                  | 2 years from the Decision date                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |

| Approved plans and documents                                                                                                            |                                  |                 |                   |
|-----------------------------------------------------------------------------------------------------------------------------------------|----------------------------------|-----------------|-------------------|
| The plans and documents approved and referred to in the PDA Development Conditions for the PDA Development Approval are detailed below. |                                  |                 |                   |
| Plan/Document Name                                                                                                                      | Reference No.                    | Prepared By     | Date              |
| <ul style="list-style-type: none"> <li>Everleigh Balance Area Vegetation Clearing &amp; Fauna Management Plan</li> </ul>                | Dwg Nos. 7598 E01-E45 & 7598 E A | Saunders Havill | 12/09/25          |
| <ul style="list-style-type: none"> <li>Significant Biodiversity Assessment Memo Everleigh – Balance Impact Area</li> </ul>              | 7598 E                           | Saunders Havill | 26 September 2025 |

## Compliance assessment

Where a condition of this approval requires Compliance Assessment, the following is required;

- a) The Applicant must:
  - i) pay to EDQ 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) the Applicant submits items required under a) above to EDQ Development Services for Compliance Assessment.
  - ii) **within 20 business days** – MEDQ 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 EDQ Development Services or DA Engineering use the online Customer Portal <https://portal.edq.qld.gov.au/> or send to [developmentservices@edq.qld.gov.au](mailto:developmentservices@edq.qld.gov.au)

<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.

| PDA Development Conditions |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                      |
|----------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| No.                        | Condition                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Timing                                                                                                                                                               |
| 1.                         | <b>Carry out the Approved Development</b><br><br>Carry out the approved development generally in accordance with the approved plans.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Prior to expiration of the currency period                                                                                                                           |
| 2.                         | <b>Hours of Work</b><br><br>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>Tree Protection Fencing</b><br><br>Install tree protection fencing along any tree that is to be retained.<br><br>All tree protection fencing is to be generally in accordance with <i>AS 4970-2009 Protection of trees on development sites</i> , the approved Vegetation Clearing and Fauna Management Plan and the Significant Biodiversity Assessment memo.                                                                                                                                                                                                                                                                                     | Prior to the commencement of clearing and to be maintained until clearing has been completed                                                                         |
| 4.                         | <b>Fauna spotter</b><br><br>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.<br><br>b) A licensed Wildlife Spotter/Catcher must be present during the vegetation clearing.<br><br>c) Submit to EDQ DS 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. | a) Prior to commencement of vegetation clearing<br><br>b) At all times during vegetation clearing<br><br>c) Within 3 months of the completion of vegetation clearing |
| 5.                         | <b>Vegetation Management</b><br><br>a) Carry out vegetation clearing generally in accordance with the approved the approved Vegetation Clearing and Fauna Management Plan and Significant Biodiversity Assessment memo.<br><br>b) Where the cleared vegetation is to be removed or mulched, unless otherwise agreed by EDQ DS, 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 VCMP.                                                                                                                                            | a) At all times<br><br>b) As indicated                                                                                                                               |
| 6.                         | <b>Vegetation Clearing Works – General</b><br><br>a) Clearing of vegetation is to be supervised by a qualified arborist (AQF Level 5) generally in accordance with the approved Vegetation Clearing and Fauna Management Plan.                                                                                                                                                                                                                                                                                                                                                                                                                        | a) At all times while undertaking clearing                                                                                                                           |



| PDA Development Conditions |                                                                                                                                                                                                                                                                                                                                                                        |        |
|----------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------|
| No.                        | Condition                                                                                                                                                                                                                                                                                                                                                              | Timing |
|                            | <p>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> |        |

## 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 \*\***