

RPS ref: AU213004414

Level 8, 31 Duncan Street
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Date: 19 February 2026

Economic Development Queensland,
GPO Box 2202
Brisbane QLD 4001

Dear Sir / Madam,

Lodgement of a Development Application pursuant to Section 82 of the *Economic Development Act 2012*

Operational Works (Vegetation clearing in accordance with a Vegetation Management Plan)

CA3 West of the Greater Flagstone Priority Development Area

**Lots 5, 9, 988 and 989 Everdell Road and Lot 1 New Beith Road, Silverbark Ridge, QLD 4124
(Lots 988 on CP857841, Lot 5 on S312569, Lot 989 on SP354743, Lot 1 on RP35155, Lot 9 on S312569)**

We act on behalf of *Peet Flagstone City Pty Ltd* (the 'Applicant') in lodging this application seeking approval from the *Minister for Economic Development Queensland* (MEDQ) for Operational Works (Vegetation clearing in accordance with a Vegetation Management Plan) over land located at Everdell Road and New Beith Road, Silverbark Ridge.

Accordingly, this PDA Development Application seeks approval for:

- **PDA Development Permit for Operational Work** for Vegetation clearing in accordance with a Vegetation Management Plan

Under the *Greater Flagstone Development Scheme* (Development Scheme), the subject land is within the Urban Living Zone and the Environmental Protection Zone. In accordance with the Table of Assessment, operational works is permissible development as clearing is not proposed in the Environmental Protection Zone. The purpose of this application is to obtain approval to clear vegetation within the Flagstone' Context Area (CA) 3 West A. CA3 West is endorsed within the CA3 Context Plan within the Low Density Residential and the Environmental Core Area.

The Vegetation Management Plan (VMP) that is submitted with this application is supported by technical supporting material to support the vegetation clearing. This application is the first application lodged within CA3 to establish development as part of PEET's Flagstone Estate. It is noted that this application is lodged over the northern section of CA3 West, referred to as CA3 West A. A separate, simultaneous application is lodged to EDQ to assess the southern section of CA3 West, referred to as CA3 West B.

This report provides greater detail on the nature of the proposal and provides an assessment against the relevant code requirements and statutory planning documents. Full details of the site, proposal and relevant planning framework are set out in Table 1 below.

1 Background

Table 1: Summary

Details		
Site Address:	Lots 5, 9, 988 and 989 Everdell Road and Lot 1 New Beith Road, Silverbark Ridge, QLD 4124 <i>Refer to Figure 1 – Location Plan</i>	
Priority Development Area:	Greater Flagstone	
Owner(s):	PEET Flagstone City Pty Ltd	
ROL Details		
RPD:	Lots 988 on CP857841 Lot 5 on S312569 Lot 989 on SP354743 Lot 1 on RP35155 Lot 9 on S312569 <i>Refer to Figure 2 – Cadastral Plan</i>	
Area:	417.464 hectares (Total area of lots listed above) <i>Vegetation clearing does not cover the full extent of the allotments listed above.</i>	
Aspect of Development:	Operational Works for vegetation clearing in accordance with a VMP	
Application Details		
Permit Type Sought:	Development Permit	
Application Type/Description:	Operational Works	
Assessment Manager:	Economic Development Queensland	
Development Scheme:	<i>Greater Flagstone Urban Development Area Development Scheme</i>	
Zone:	Urban Living Zone Environmental Protection Zone	
Context Area:	Context Area 3 [EDQ Approval Ref: DEV2020/1154]	
Level of Assessment:	Permissible Development	
State Interests:	• SEQ Regional Plan land use categories • Queensland waterways for waterway barrier works • Water resource planning area boundaries • Regulated vegetation management map (Category A and B extract) • Koala priority area • Core koala habitat area	
Applicant Contact Details		
Applicant:	PEET Flagstone City Pty Ltd c/- RPS AAP Consulting Pty Ltd PO Box 1559 Fortitude Valley QLD 4006	
Applicant Contact Person:	Nick Meadows Principal Planner D: +61 7 3539 9708 E: nick.meadows@rpsconsulting.com	Emma Gurney Senior Planner D: +61 7 3539 9692 E: emma.gurney@rpsconsulting.com

Outlined below are further details in relation to the proposal.

1.1 Site Locality

The subject site is designated within the boundaries of the Greater Flagstone Priority Development Area (PDA). The subject site is comprised of five (5) large parcels totalling approximately 417ha. Some of these parcels are only partially included within CA3 West, as such it is noted that clearing is limited only 180ha within the northern area of CA3 West. The area is referred to as "CA3 West A". The site location and its extent are

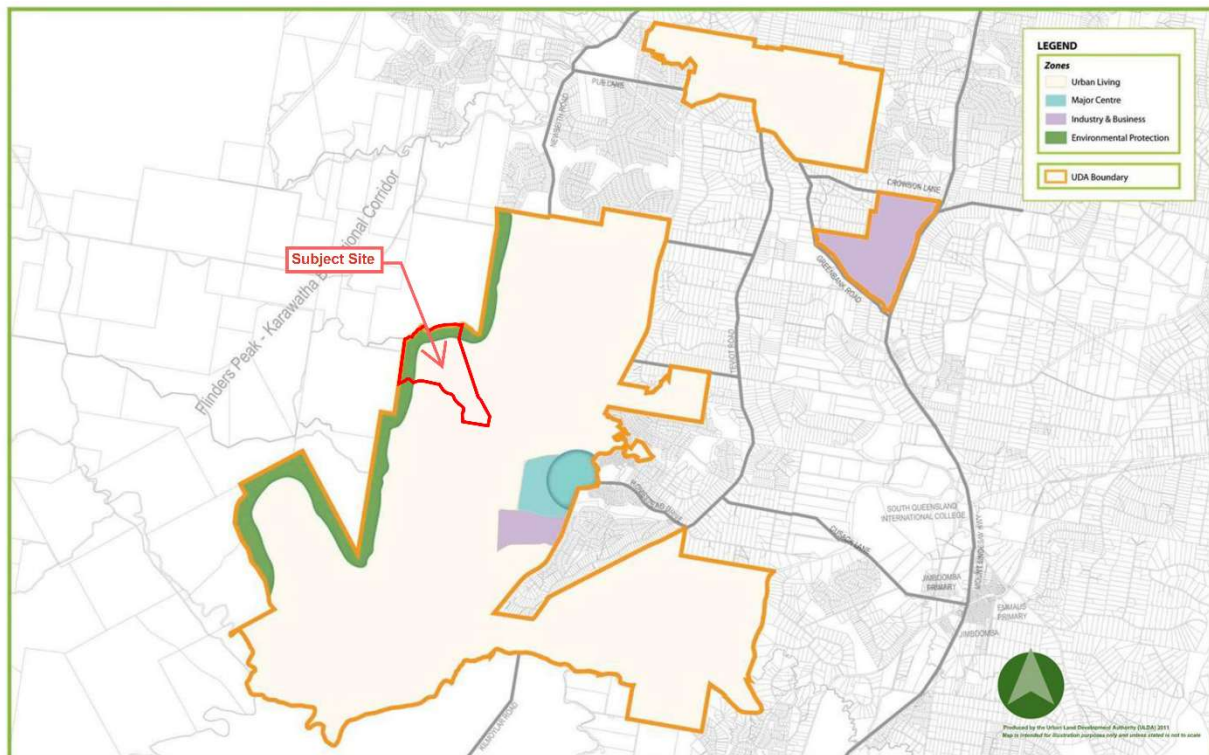


Figure 3: Zoning of CA3 West A

(Source: Greater Flagstone Development Scheme, EDQ, 2025)

2 Proposal

The proposed development involves the clearing of vegetation over part of CA3 West to enable the future delivery of residential development within the Greater Flagstone PDA. The application covers part of the CA3 West and is referred to as 'West A' for the purposes of this application. West A is situated in the northern part of CA3 West and is characterised by partially cleared land which is topographically less steep than 'West B' situated to the south. West B is subject to a separate, concurrent development application for vegetation clearing. The applications have been separated because the area occupying West B is comprised of slope affected land with denser vegetation. In the northern areas of West A is Flagstone Creek and the associated buffer areas under the Natural Environment Site Strategy.

The establishment of CA3 West for residential purposes necessitates clearing of the site to establish road areas, stormwater basins and the development footprint. Discussions with EDQ have resolved an approval is required to be sought to permit clearing of the vegetation.

2.1 Vegetation Management Plan

A Vegetation Management Plan (VMP) has been prepared by Saunders Havill and is provided in **Attachment C**.

Trees are identified to be cleared or retained within the VMP over an area covering approximately 180ha identified in **Figure 4** as the red dashed outline. If they are to be cleared, the specific reason for their clearing is listed. Some trees are listed to be cleared only when permitted by the Project Arborist where necessary for construction management.

Importantly, vegetation is not proposed to be cleared on land identified as Conservation buffer area within the VMP. This Conservation buffer area correlates to the Environmental Protection Zone under the Greater Flagstone Development Scheme and the Environmental Core Area under the endorsed Context Area 3 Context Plan.

Vegetation is not proposed to be cleared within the Open space areas in the endorsed context plan. The vegetation in these areas is proposed to be retained subject to future detailed design. The Open space areas

include the District Recreation Park and Linear open space networks / stormwater management areas. These areas are subject to future detailed design to be undertaken during the reconfiguring a lot applications as relevant. The Open space areas also contain sections of the indicative outer corridor of Flagstone Creek. Vegetation is not identified within the indicative outer corridor as these areas will be retained and buffered as part of an ecological open space network, preserving connectivity values for fauna species such as Koalas.

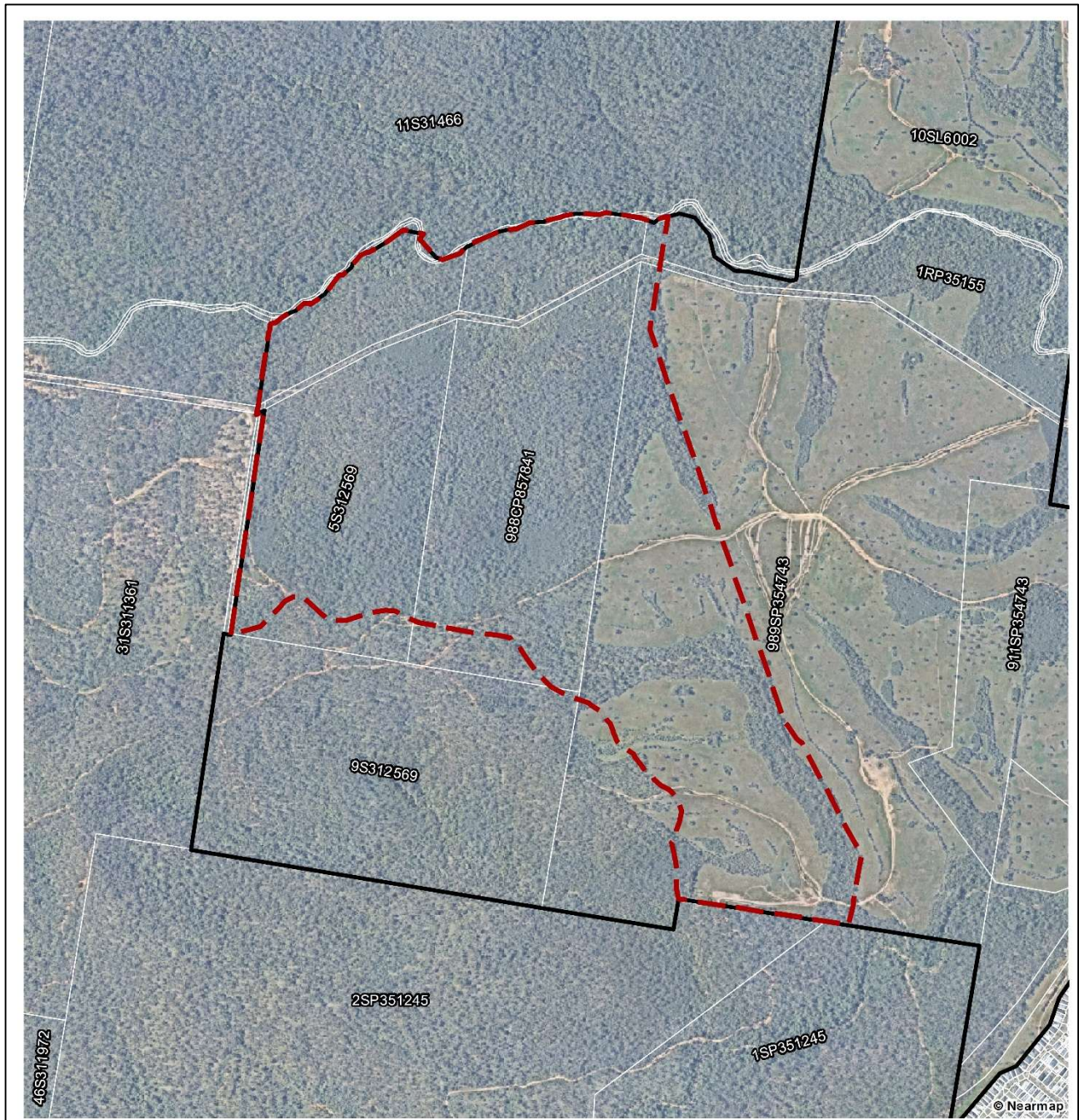


Figure 4: Approximate extent of proposed clearing area (red dashed line) on the site (black)

(Source: Saunders Havill, 2025)

2.2 Significant Biodiversity Assessment Report

A Significant Biodiversity Assessment Report (SBAR) has been prepared by Saunders Havill to support the proposed vegetation clearing and is included within **Attachment D**.

2.2.1 Context Area 3

The development is proposed to align with the outcomes established as part of the endorsed CA3 Context Plan. The Context Plan refined the outcomes of the site in alignment with the Greater Flagstone Development Scheme. Predominantly, the clearing area is identified as Urban Living Zone with a corridor of Environmental Protection Zone along the northern and western boundaries of the site, referred to as 'Environmental Core Area' under the Context Plan.

2.2.2 PMAV

The development site benefits from a Property Map of Assessable Vegetation (PMAV) which comprises Category X vegetation and five (5) different remnant Regional Ecosystems. The western portion of the site is mapped as Category B (remnant vegetation) under the PMAV. It is noted that the provisions of the *Vegetation Management Act 1999* (VMA) do not apply within a PDA, the PMAV provides guidance on the areas of potential significance. It is noted that clearing vegetation on freehold land within a PDA is considered 'exempt clearing work'.

2.2.3 NESS

CA3 West is covered by the Natural Environment Site Strategy (NESS) which covers the PEET Flagstone land holdings. The NESS establishes the Ecological buffer areas, Core and indicative corridors of Flagstone Creek, areas covered by the current EPBC Approval, Koala habitat associated drainage lines and Land zone 3 of concern vegetation mapped on rectified watercourses of which the development does not propose to interfere. Importantly, clearing is not proposed in the areas identified within the NESS.

2.2.4 EPBC

The SBAR identifies that 34 fauna species and 19 flora species listed under the *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act) have the potential to occur within 5km of the site. Detailed field assessments of CA3 in 2021 and tree surveys in 2024 were conducted to ground truth the EPBC Act desktop searches. Significantly, two conservation species were detected on site being the Koala and Grey-headed Flying Fox. No other species listed under the EPBC Act was detected on site.

In conjunction with PDA Guideline No. 14, development impacts will be managed through the conditions of the EPBC Act approval for the site (ref: EPBC 2014/7206). This includes impacts on Koala Habitat.

2.2.5 Watercourse assessments

The site is mapped as containing three (3) low risk, one (1) moderate risk and one (1) high risk waterways for waterway barrier works (WWBW). These waterway areas will not be subject to clearing and will be retained and rehabilitated within open space corridors.

2.3 Fauna Management Plan

A Fauna Management Plan (FMP) has been prepared by Saunders Havill to accompany the VMP and is included within **Attachment E**.

The FMP forms the stage specific strategy for fauna management of CA3 West A. The FMP has been prepared in response to Condition 25 of the Whole of Site MCU Approval (DEV2012/209) and specifications within the NESS. Specifically, the FMP provides step by step procedures for the management of fauna prior to, during and post-vegetation clearing and construction activities to reduce potential impacts. It is intended that the FMP

and VMP will form part of the approval documents for this development application, ensuring compliance with the recommendations of with the FMP and the vegetation clearing limitations of the VMP is compulsory.

2.4 Erosion and Sediment Control Plan

An Erosion and Sediment Control Plan (ESCP) has been prepared by Engeny and is included within this application as **Attachment F**.

Typically, an ESCP is required to be prepared as a condition of approval through compliance assessment, however the plans have been prepared at application stage to ensure that the vegetation clearing is subject to as few post approval compliance actions as possible. It is noted that the ESCP covers erosion and sediment control across both CA3 West A and CA3 West B.

The ESCP identifies the topographical and drainage characteristics of the site, geology and soil classification, environmental factors and values, methods for clearing works and the erosion and sediment control measures in place for the clearing.

3 Legislative Requirements

This section assesses the application against relevant statutory planning provisions for the application. The PDA development application requires assessment against relevant provisions of the *Economic Development Act 2012* (the Act) and the *Greater Flagstone Urban Development Area Development Scheme* (the Development Scheme).

3.1 Economic Development Act 2012

Section 82 of the *Economic Development Act 2012* (the Act) identifies the requirements for a PDA development application, including:

- (a) *Be made to MEDQ in the approved form; and*
- (b) *Contain, or be accompanied by, the consent of the owner of the relevant land; and*
- (c) *Be accompanied by the application fee decided by MEDQ.*

Section 82(2) of the Act allows for applications for operational work, other than operational work below the high-water mark and outside the boundaries of a canal, to be made without the consent of the relevant land owner. Accordingly, this application is not accompanied by land owner's consent.

Considerations for MEDQ in making a decision on any development application are contained within Section 87 of the Act. Compliance is considered below.

- a) *Main Purpose of the Act – the proposed development is consistent with the purpose of the Act to ‘facilitate economic development, and development for community purposes, in the state’ and*
- b) *Any relevant state interest – the state interests MEDQ can consider are very broad and adequately addressed in the Greater Flagstone Development Scheme. The proposed development is wholly consistent with the development parameters of the Development Scheme and endorsed IMPs and SS.*

The proposal is more broadly associated with the approved and in-progress delivery of PEET's landholdings in Greater Flagstone PDA and therefore is consistent with the purpose of the Act.

State interests are addressed under section 3.4 below.

3.2 Confirmation that Development is not Prohibited

The proposed operational works is not prohibited as per the levels of assessment applicable to the Urban Living Zone and Environmental Protection Zone (Table 2: Levels of assessment, column 3A), under the Development Scheme. It is noted that the VMP proposes to only clear vegetation within the Urban Living Zone. The Environmental Protection Zone is located along the northern and western boundaries of CA3 West. Within the Environmental Protection Zone, vegetation is proposed to be retained.

3.3 Greater Flagstone Priority Development Area (PDA)

The Greater Flagstone area has been identified as an important residential growth area to meet the region's affordable housing needs. Consequently, the *Greater Flagstone Priority Development Area* (PDA) was formally declared on 8 October 2010 and was subsequently re-declared on 1 February 2013 with the introduction of the *Economic Development Act 2012*. The subject land is within the designated Greater Flagstone PDA boundaries as defined by the Development Scheme.

The development does not meet the Schedule 1: Exempt development clearing provisions of the development scheme as the proposal clears 'significant vegetation' and is not cleared under the following circumstances:

- The clearing is consistent with an approved Plan of Development. *No development has been approved within CA3 West prior to this application, therefore no Plan of Development exists for the site;*
- Carried out by or on behalf of Logan City Council or a public sector entity, where the works being undertaken are authorised under a state law. *The clearing is not being undertaken by Logan City Council;*
- In accordance with the conditions of a UDA development approval for a material change of use or reconfiguring a lot. *No development has been approved within CA3 West prior to this application.*

Where development is not Exempt development and in accordance with abovementioned Table 2, the proposal is subject to permissible development.

The proposal seeks to clear vegetation within the Urban Living Zone only, in accordance with a VMP. The VMP is supported by technical material including a Fauna Management Plan, Significant Biodiversity Assessment Report and an Erosion and Sediment Control Plan. The proposal is consistent with the intent of the Urban Living Zone, the Environmental Protection Zone and the Development Scheme.

3.4 State Interests

3.4.1 South East Queensland Regional Plan 2023

The subject site is situated wholly within the Greater Flagstone PDA and the Urban Footprint of the *SEQ Regional Plan 2023* (ShapingSEQ 2023). The proposal ensures that development of land uses, and proposed infrastructure can be integrated to achieve sustainable urban outcomes in accordance with the intent of the Urban Footprint.

3.4.2 Queensland waterways for waterway barrier works

The subject site is mapped as containing multiple waterways for waterway barrier works, ranging from four (4) Low, one (1) Moderate and one (1) High waterways based upon risks of impact. In proposing operational works for the clearing of vegetation, assessment is not triggered as follows:

- Schedule 10, Part 6, Division 1, Subdivision 1, Section 9 – assessment is not triggered as the development is not for a material change of use.
- Schedule 10, Part 6, Division 2, Subdivision 1, Section 10 – the subject land is not within a declared fish habitat area.
- Schedule 10, Part 6, Division 3, Subdivision 1, Section 11 – the development does not propose the removal, destruction or damage of a marine plant. Secondly, assessment under this section is not applicable as the development proposed is PDA-related.
- Schedule 10, Part 6, Division 4, Subdivision 1, Section 12 – assessment is not triggered as the development does not propose construction or raising waterway barrier works. The development is for vegetation clearing only.

3.4.3 Water resource planning area boundaries

The entire site is mapped as being within the water resource planning area boundaries. The water resource planning area has no bearing on the assessment of this application and is therefore not addressed further.

3.4.4 Regulated vegetation management map (Category A and B extract)

The site is identified on the Regulated vegetation management map (Category A and B extract). Parts of the proposed clearing areas on the site mapped as being impacted by vegetation classified as Category B within this regulated vegetation management map.

Under Schedule 10, Part 3, Division 1, Section 4, Item 1, operational work that is the clearing of native vegetation on prescribed land is prohibited development to the extent the work-

- (a) is not for a relevant purpose under the Vegetation Management Act, section 22A; and
- (b) is not exempt clearing work; and
- (c) is not accepted development under schedule 7, part 3, section 12.

The vegetation clearing that is proposed to occur is “PDA-related development”, on Freehold land in the Greater Flagstone PDA meaning that it is classified as exempt clearing work under Schedule 21, Part 2, Section 2(e). The vegetation clearing is not prohibited.

Under Schedule 10, Part 3, Division 2, Section 5, operational work that is the clearing of native vegetation on prescribed land is assessable development, unless the clearing is:

- (a) Exempt clearing work; or
- (b) Accepted development under schedule 7, part 3, section 12.

The operational works is classified and meets the definition of “exempt clearing work” as the development is “PDA-related development” under Schedule 21, Part 2, Section 2(e) of the Regulation. The vegetation clearing is not prohibited.

3.4.5 Koala Habitat and Koala Priority Area

The subject site is partially mapped as containing both Core Koala Habitat and Koala Priority Area. The application seeks approval for vegetation clearing on the site. Despite the clearing of vegetation, the proposed development is “PDA-related development” and therefore meets the definitions of exempted development within the *Planning Regulation 2017* applicable under Schedule 10, Part 10, Division 2, Section 16A (2)(a) and Schedule 10, Part 10, Division 3, Subdivision 1, Section 16B (2)(a). Therefore, the assessment benchmarks for koala habitat and koala priority areas are not applicable.

4 Application Material

It is requested that EDQ now proceed with the assessment of the development application and accordingly enclose the following documentation.

- Attachment A:** MEDQ Development Application Form
- Attachment B:** Certificates of Title and Searches
- Attachment C:** Vegetation Management Plan
- Attachment D:** Significant Biodiversity Assessment Report
- Attachment E:** Fauna Management Plan
- Attachment F:** Erosion and Sediment Control Plan

5 Conclusion

This town planning report supports a development application made on behalf of *PEET Flagstone City Pty Ltd* to EDQ for a vegetation clearing to enable the delivery of CA3 West. The submission of this VMP and the supporting technical material represents the first application in CA3 West under the CA3 Context Plan. This application is for clearing within an area of CA3 West referred to as Area A.

The application seeks:

- **PDA Development Permit for Operational Work** for Vegetation clearing in accordance with a Vegetation Management Plan

The site is comprised of five (5) large parcels totalling approximately 417ha located within the Greater Flagstone Priority Development Area, however approximately 180ha of scattered vegetation is proposed to be cleared as part of the application. The proposed clearing is for the establishment of cleared areas in the Urban Living Zone of the Greater Flagstone PDA. Clearing is not proposed in the Environmental Protection Zone of the Greater Flagstone PDA.

The proposed development is permissible development and is consistent with the intent of the Urban Living Zone, the Environmental Protection Zone and the Development Scheme. Assessment of the state interests over the site is not triggered by the proposed development.

Approval is sought subject to reasonable and relevant conditions.

We trust this information is sufficient for your purposes and look forward to working with you on this development. Should you require any further details, please contact the writer as per the details below or Emma Gurney on (07) 3539 9692.

Yours sincerely,
for RPS AAP Consulting Pty Ltd



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