



Department of **Infrastructure,  
Local Government and Planning**

Our ref: DEV2015/686

16 July 2015

Brisbane City Council – City Projects Office  
Attention: Mr Nicholas Green  
GPO Box 1434  
BRISBANE QLD 4001

Dear Mr Green

**SECTION 89(1)(a) PDA DEVELOPMENT APPROVAL FOR A PDA DEVELOPMENT APPLICATION FOR A PDA DEVELOPMENT PERMIT FOR OPERATIONAL WORKS – CLEARING OF SIGNIFICANT VEGETATION (6 TREES) AT 411 ROGHAN ROAD, FITZGIBBON DESCRIBED AS LOT 1 ON RP177978 AND LOT 2 ON RP77213**

On 16 July 2015 the Minister for Economic Development Queensland (MEDQ) approved the Priority Development Area (PDA) development application pursuant to s.85(4)(b) of the *Economic Development Act 2012*. MEDQ has decided to grant all of the PDA development approval applied for subject to PDA development conditions set out in this PDA decision notice.

The PDA decision notice and approved plans/documents can also be viewed in the MEDQ Development Approvals Register via the Department of Infrastructure, Local Government and Planning website <http://www.dilgp.qld.gov.au/planning/development-assessment/priority-development-area-development-approvals.html>.

Should you have any queries in relation to this PDA decision notice, please do not hesitate to contact Brandon Bouda on 3452 7422.

Yours sincerely

Lyndy Rapson  
**A/Director, EDQ Development Assessment**

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## PDA Decision Notice – Approval

| Site information                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                  |
|-----------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------|
| Name of priority development area (PDA) | Fitzgibbon                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                  |
| Site address                            | 411 Roghan Road, Fitzgibbon                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                  |
| Lot on plan description                 | Lot number                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Plan description |
|                                         | 1                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | RP177978         |
|                                         | 2                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | RP77213          |
| PDA development application details     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                  |
| DEV reference number                    | DEV2015/686                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                  |
| 'Properly made' date                    | 1 July 2015                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                  |
| Type of application                     | <input checked="" type="checkbox"/> New development involving:- <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 type="checkbox"/> Reconfiguring a lot               <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"/> Operational work               <ul style="list-style-type: none"> <li><input type="checkbox"/> Preliminary approval</li> <li><input checked="" type="checkbox"/> Development permit</li> </ul> </li> </ul> <input type="checkbox"/> Changing a PDA development approval<br><input type="checkbox"/> Extending the currency period of a PDA approval |                  |
| Description of proposal applied for     | Clearing of Significant Vegetation (6 Trees)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                  |

| 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. |                      |
| Decision date                                                                                                                   |                                 | 16 July 2015                                                                                                                                               |                      |
| Currency period                                                                                                                 |                                 | 2 Years from Decision date                                                                                                                                 |                      |
| Plans and documents                                                                                                             |                                 |                                                                                                                                                            |                      |
| The plans and documents approved by the MEDQ and referred to in the PDA development conditions are detailed in the table below. |                                 |                                                                                                                                                            |                      |
| Approved plans and documents                                                                                                    |                                 | Number (if applicable)                                                                                                                                     | Date (if applicable) |
| 1.                                                                                                                              | Flora and Fauna Management Plan | 140499                                                                                                                                                     | 3 June 2015          |

### **ABBREVIATIONS**

For the purposes of interpreting the PDA Development Conditions, the following is a list of abbreviations utilised:

1. **DILGP** means The Department of Infrastructure, Local Government and Planning.
2. **EDQ** means Economic Development Queensland.
3. **MEDQ** means The Minister of Economic Development Queensland.
4. **PDA** means Priority Development Area.

| PDA Development Conditions         |                                                                                                                                                                                                                                                       |                                         |
|------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------|
| No.                                | Condition                                                                                                                                                                                                                                             | Timing                                  |
| <b>General</b>                     |                                                                                                                                                                                                                                                       |                                         |
| 1.                                 | <b>Carry out the approved development</b><br><br>Carry out the approved clearing of significant vegetation (6 trees) generally in accordance with the approved plans, drawings and documents.                                                         | As indicated                            |
| <b>Landscaping and Environment</b> |                                                                                                                                                                                                                                                       |                                         |
| 2.                                 | <b>Significant Vegetation Clearing Works</b><br><br>a) Clearing of significant vegetation (6 trees) is to be conducted by a qualified arborist generally in accordance with the following document:<br>i. Flora and Fauna Management Plan, Report No. | At all times during vegetation clearing |

|           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                     |
|-----------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------|
|           | <p>140499, dated 3 June 2015.</p> <p>b) A suitably qualified or experienced fauna spotter/catcher must be present during the vegetation clearing.</p>                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                     |
| <b>3.</b> | <p><b>Vegetation Offsets</b></p> <p>a) Undertake vegetation offsets generally in accordance with the <i>Fitzgibbon Bushland Management Plan (Version 2) dated October 2011</i> for the type of vegetation removed and the following document:</p> <p>i. Flora and Fauna Management Plan, Report No. 140499, dated 3 June 2015.</p> <p>b) Submit to EDQ Development Assessment, DILGP a Rehabilitation Plan, prepared by a suitably qualified professional, showing the location and number of offset trees planted as required under part a) of this condition.</p> | <p>a) Within 12 months of the completion of clearing works</p> <p>b) Within 3 months of the vegetation offsets - rehabilitation being completed</p> |
| <b>4.</b> | <p><b>Nest Box</b></p> <p>a) Provide two (2) rear access nesting boxes, installed by a suitably qualified professional, generally in accordance with the following document:</p> <p>i. Flora and Fauna Management Plan, Report No. 140499, dated 3 June 2015.</p> <p>b) Submit to EDQ Development Assessment, DILGP a plan prepared by a suitably qualified professional documenting the location and type of nest boxes installed.</p>                                                                                                                             | <p>a) Prior to the commencement of clearing works</p> <p>b) Within 3 months of the installation of the nest boxes</p>                               |

### STANDARD ADVICE

Please note that in order 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 \*\***

