



Department of Infrastructure,
Local Government and Planning

Our ref: DEV2015/645

16 August 2016

Teviot Downs Estate Pty Ltd
C/- Mr Julian Kemp
RPS Australia East Pty Ltd
PO Box 1559
FORTITUDE VALLEY QLD 4006

Dear Julian

SECTION 89(1)(a) PDA DEVELOPMENT APPROVAL FOR A PDA DEVELOPMENT APPLICATION FOR A PDA DEVELOPMENT PERMIT FOR OPERATIONAL WORKS - VEGETATION CLEARING AT PUB LANE, GREENBANK DESCRIBED AS LOT 9968 ON SP163061

On 15 August 2016 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

Beatriz Gomez
Director, EDQ Development Assessment

PDA Decision Notice – Approval

Site information		
Name of priority development area (PDA)	Greater Flagstone	
Site address	Pub Lane, Greenbank	
Lot on plan description	Lot number	Plan description
	9968	SP163061
PDA development application details		
DEV reference number	DEV2015/645	
'Properly made' date	30 January 2015	
Type of application	☐ New development involving:- ☐ Material change of use ☐ Preliminary approval ☐ Development permit ☐ Reconfiguring a lot ☐ Preliminary approval ☐ Development permit ☒ Operational work ☐ Preliminary approval ☒ Development permit ☐ Changing a PDA development approval ☐ Extending the currency period of a PDA approval	
Description of proposal applied for	Vegetation Clearing	

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	15 August 2016		
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.	Vegetation Clearing & Fauna Management Plan	6065	March 2016 (as amended in red dated 25 July 2016)

ABBREVIATIONS

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

1. **DEHP** means The Department of Environment & Heritage Protection
2. **DILGP** means The Department of Infrastructure, Local Government and Planning.
3. **EDQ** means Economic Development Queensland
4. **MEDQ** means The Minister of Economic Development Queensland.
5. **PDA** means Priority Development Area.
6. **RPEQ** means Registered Professional Engineer of Queensland.

PDA Development Conditions		
No	Condition	Timing
General		
1.	Carry out the approved development Carry out the approved operational works generally in accordance with the approved plans and documents.	Prior to the expiration of the currency period
2.	Tree Protection Fencing Install tree protection fencing along: • the perimeter of all riparian corridors and/or waterway corridors; • the boundaries of stages 20, 21 & 22; and • 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 following approved document: i. Vegetation Clearing & Fauna Management Plan, Report No. 6065, dated March 2016 (as amended in red dated 25 July 2016).	Prior to the commencement of clearing and to be maintained until clearing has been completed
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.	a) Prior to commencement of vegetation clearing b) At all times during vegetation clearing

	c) Submit to EDQ certification from the licensed Wildlife Spotter/Catcher that vegetation clearing was carried out generally in accordance with the conditions of approval.	c) Within 3 months of the completion of vegetation clearing
4.	Vegetation Clearing Works - General a) Clearing of vegetation is to be supervised by a qualified arborist (AQF Level 5) generally in accordance with the following approved document: i. Vegetation Clearing & Fauna Management Plan, Report No. 6065, dated March 2016 (as amended in red dated 25 July 2016). b) Submit to EDQ Development Assessment, DILGP 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) At all times during vegetation clearing b) Within 3 months of completion of clearing
5.	Vegetation Clearing in Riparian Corridors for Bushfire Buffers a) Submit to EDQ Development Assessment, DILGP a Riparian Corridor Vegetation Clearing Plan showing the extent of clearing necessary to maintain a 33m setback between dwellings along the interface with the riparian corridors. b) Undertake vegetation clearing within the riparian corridors, under the supervision of a qualified arborist (AQF Level 5), generally in accordance with the plans required by part a) of this condition and the following approved document: i. Vegetation Clearing & Fauna Management Plan, Report No. 6065, dated March 2016 (as amended in red dated 25 July 2016). c) Submit to EDQ Development Assessment, DILGP 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) Prior to vegetation clearing within the riparian corridors b) As indicated c) Within 3 months of completion of clearing
6.	Vegetation Clearing in Riparian Corridors for Infrastructure a) Submit to EDQ Development Assessment, DILGP EDQ endorsed engineering plans for any infrastructure works that cross any riparian corridors and/or waterways. b) Submit to EDQ Development Assessment, DILGP an infrastructure vegetation clearing plan showing the extent of clearing for infrastructure works within any riparian corridor and /or waterway in accordance with part a) of this condition. c) Undertake vegetation clearing within the riparian corridors and/or waterways, utilising a qualified arborist (AQF Level 5), generally in accordance with the plans required by part	a) Prior to clearing for infrastructure within the riparian corridors and/or waterways b) Prior to clearing for infrastructure within the riparian corridors and/or waterways c) As indicated

	b) of this condition and the following approved document: i. Vegetation Clearing & Fauna Management Plan, Report No. 6065, dated March 2016 (as amended in red dated 25 July 2016). d) Submit to EDQ Development Assessment, DILGP written certification from a qualified arborist (AQF Level 5) that vegetation clearing has been carried out generally in accordance with part b) of this condition.	d) Within 3 months of the completion of vegetation clearing
7.	Vegetation Management Unless otherwise agreed by EDQ Development Assessment, DILGP 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 Vegetation Clearing & Fauna Management Plan, Report No. 6065, dated March 2016 (as amended in red dated 25 July 2016).	At all times
8.	Vegetation Clearing Offsets a) Submit to EDQ Development Assessment, DILGP a detailed plan, endorsed by a qualified arborist (AQF Level 5), showing the extent of Medium Value Bushland Habitat 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 July 2012; 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 July 2012: c) Submit to EDQ Development Assessment, DILGP a planting plan certified by a qualified arborist (AQF Level 5) 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 July 2012. d) Undertake compensatory planting in accordance with c) of this condition. e) Once compensatory planting has been undertaken, submit to EDQ Development Assessment, DILGP confirmation from a qualified arborist (AQF Level 5) that the compensatory planting has been undertaken in accordance with b) of this condition.	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

