



Department of Infrastructure,
Local Government and Planning

Our ref: DEV2016/811

21 September 2017

Celestino Pty Ltd
C/- Ms Nicole Boulton
PSA Consulting
PO Box 10824
BRISBANE QLD 4000

Dear Nicole

SECTION 89(1)(a) PDA DEVELOPMENT APPROVAL FOR A PDA DEVELOPMENT APPLICATION FOR A PDA PRELIMINARY APPROVAL FOR A MATERIAL CHANGE OF USE (MASTER PLAN) WITH CONTEXT PLAN AT 72 RIVERBEND BOULEVARD, 1434-1586 TEVIOT ROAD, 155-243 BUSHLAND ROAD, 245-247 BUSHLAND ROAD, 1394-1432 TEVIOT ROAD AND 1294-1352 TEVIOT ROAD, JIMBOOMBA DESCRIBED AS LOT 800 ON SP247625, LOTS 101-102 AND 104-106 ON SP254145

On 21 September 2017 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 www.dilgp.qld.gov.au/pda-da-applications.

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

A handwritten signature in black ink, reading "Désirée Houston-Jones".

Désirée Houston-Jones
Executive Director – EDQ Planning Services

Minister for Economic Development
Queensland
GPO Box 2202
Brisbane Queensland 4001 Australia
Website www.edq.qld.gov.au
ABN 76 590 288 697

PDA Decision Notice – Approval

Site information		
Name of priority development area (PDA)	Greater Flagstone	
Site address	72 Riverbend Boulevard, 1434-1586 Teviot Road, 155-243 Bushland Road, 245-247 Bushland Road, 1394-1432 Teviot Road and 1294-1352 Teviot Road, Jimboomba	
Lot on plan description	Lot number	Plan description
	800	SP247625
	101	SP254145
	102	SP254145
	104	SP254145
	105	SP254145
	106	SP254145
PDA development application details		
DEV reference number	DEV2016/811	
'Properly made' date	11 November 2016	
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	Preliminary Approval for Master Plan with a Context Plan	

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		21 September 2017	
Currency period		20 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.	Master Plan Lot 800 on SP247625, Lots 101, 102, 104, 105 & 106 on SP 254145	30697-GP08, Issue D	08/09/2017 (As amended in red dated 18 September 2017)
2.	Greenspace Infrastructure Master Plan	8107	10 March 2017 (as amended in red dated 15 June 2017)
3.	Approved Land Use Table		21/03/2017 (as amended in red dated 15 June 2017)
4.	Jimboomba Celestino Master Planning Water and Wastewater Infrastructure Master Plan	B13343.W-03, Issue C	16.03.17 (as amended in red dated 15 June 2017)
5.	Jimboomba Celestino Master Plan Concept Stormwater Management Plan	B13343.W-02B, Issue B	20.04.2016
6.	Cumulative Impact Assessment for Final Reports to Item B-1 of Summary of Flood Investigation and Stormwater Management Review	B13343.W.11L.AMP.cm.docx	2 May 2017
7.	Internal Roads Hierarchy Plan	SK08, Revision 7	19.09.17
8.	Internal Cycleways and Road Hierarchy Plan	SK09, Revision 2	19.09.17
9.	Internal Roads Typical Cross Sections Sheet 1 of 4	SK03, Revision 2	07.09.17
10.	Internal Roads Typical Cross Sections Sheet 2 of 4	SK04, Revision 3	19.09.17

11.	Internal Roads Typical Cross Sections Sheet 3 of 4	SK05, Revision 4	19.09.17
12.	Internal Roads Typical Cross Sections Sheet 4 of 4	SK06, Revision 2	19.09.17
13.	Teviot Road Typical Cross Sections	SK07, Revision 1	02.03.17 (as amended in red dated 19 September 2017)

Supporting Plans and Documents

To remove any doubt, the following documents are not approved documents for the purposes of this PDA development approval, but rather are supporting documents.

Supporting plans, reports and specifications	Number (if applicable)	Date (if applicable)
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Endorsed Context Plan

1.	Context Plan	30697-CP01, Issue H	08.09.2017 (As amended in red dated 18 September 2017)
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PREAMBLE

For the purpose of interpreting this PDA Development Approval, including the PDA Development Conditions, the following applies:

Compliance assessment

Where a condition of this PDA Development 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 the MEDQ's development assessment fee schedule (as amended from time to time).
 - ii. submit to MEDQ a duly completed compliance assessment form.
 - iii. submit to MEDQ plans/supporting information as required under the relevant condition of approval.
- b) Compliance assessment and endorsement by EDQ Development Assessment, DILGP is required prior to any work commencing.
- 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 liaises with EDQ Development Assessment, DILGP to determine the relevant plans/supporting information required to be submitted.
- ii. the applicant submits plans/supporting information as required under the relevant condition of approval for compliance assessment.
- iii. **within 20 business days** – EDQ Development Assessment, DILGP assesses the plans/supporting information and:
 1. if satisfied with the plans/supporting information as submitted - endorses the plans/supporting information and the condition of approval (or element of the condition) is determined to have been met; or
 2. if not satisfied with the plans/supporting information as submitted – notifies the applicant accordingly
- iv. if the applicant **is** notified under iii.2. above, revised plans/supporting information are to be re-submitted to EDQ Development Assessment, DILGP **within 20 business days** from the date of the notice.
- v. **within 20 business days** – EDQ Development Assessment, DILGP assesses the revised plans/supporting information and:
 1. if satisfied with the revised plans/supporting information - endorses the revised plans/supporting information and the condition of approval (or element of the condition) is determined to have been met; or
 2. if not satisfied with the revised plans/supporting information as submitted – notifies the applicant accordingly.
- vi. if EDQ Development Assessment, DILGP is not satisfied that compliance has been achieved within **20 business days** - repeat steps iv. and v. 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 vi. above, the condition of approval (or element of the condition) is determined to have been met only when EDQ Development Assessment, DILGP endorses relevant plans/supporting information.

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. **IFF** means Infrastructure Funding Framework.
4. **MEDQ** means The Minister of Economic Development Queensland.
5. **PDA** means Priority Development Area.

	must accompany the report.	
4.	Compliance Assessment – Housing Affordability and Diversity Overarching Site Strategy a) Submit to EDQ Development Assessment, DILGP for compliance assessment a Housing Affordability and Diversity Overarching Site Strategy that outlines: (i) an approach to deliver 25% of housing that is affordable to first home buyers and key workers generally in accordance with <i>PDA Guideline 16 – Housing</i> (as amended from time to time) (ii) an approach to deliver 10% accessible housing (iii) an approach to deliver 5% social housing b) Include a monitoring program that on a yearly basis provides a report that analyses the achievement against the set targets. Should the monitoring program identify that delivery differs from the target in any reporting period, a mitigation plan, setting out how the target will be achieved in the next review period must accompany the report.	a) Prior to approval of the first ROL application b) As indicated
5.	Compliance Assessment – Natural Environment Overarching Site Strategy (a) Submit for compliance assessment an overarching site strategy for the management of the natural environment detailing: (i) measures to conserve and enhance the site's biodiversity values (areas of ecological significance, waterways and vegetation management); (ii) strategies for the protection of remnant endangered vegetation containing endangered regional ecosystems where proven by ground truthing to be viable; (iii) management plans to be provided to address the clearing of non-viable remnant vegetation containing endangered regional ecosystems; (iv) rehabilitation strategies for any corridors of native vegetation to improve habitat extent and wildlife movement; (v) any buffering to Logan River and areas of environmental significance which have associated conservation, biodiversity, habitat or scenic amenity values; (vi) an ecological assessment of the site, including an assessment of the site for threatened species and identification of areas of vegetation to be retained and a detailed vegetation clearing plan; (vii) measures to avoid, minimise and offset clearing the <i>Melaleuca irbyana</i> in the site; (viii) strategies for fauna movement that provides for koala sensitive design to provide for safe koala movement and fauna exclusion and fauna friendly fences;	Prior to approval of the first ROL application

	(ix) strategies to prevent land degradation and the management of dispersive/sodic soils; (x) strategies to rehabilitate major drainage lines; (xi) strategies for bushfire management; (xii) strategies for pest and weed management; and (xiii) strategies for monitoring vegetation rehabilitation. (b) This overarching site strategy, as amended from time to time, will guide future development decisions in relation to the site. (c) Include a monitoring program that on a yearly basis provides a report that analyses the achievement against the set targets. Should the monitoring program identify that delivery differs from the target in any reporting period, a mitigation plan, setting out how the target will be achieved in the next review period must accompany the report.													
6.	Compliance Assessment – Community Facility Infrastructure Master Plan Submit to EDQ Development Assessment, DILGP for compliance assessment a Community Facilities Infrastructure Master Plan for the delivery of serviced land for municipal and state community facilities which: (i) reflects the land reflect the land transfer rates set out in the tables below, unless a relevant infrastructure agreement provides to the contrary; (ii) identifies an indicative location and timing for the land transfer for the community facilities within the ultimate development; and (iii) identifies how the land will be serviced and made ready for use. Table 1: Serviced land requirements for State community facilities <table border="1"> <thead> <tr> <th>Facility or service</th><th>Number of facilities</th><th>Site/facility area</th></tr> </thead> <tbody> <tr> <td>State primary schools</td><td>1</td><td>Minimum 7ha each, unless otherwise agreed to with the Queensland Department of Education and Training</td></tr> </tbody> </table> Table 2: Serviced land requirements for municipal facilities <table border="1"> <thead> <tr> <th>Facility or service</th><th>Number of facilities</th><th>Site/facility area</th></tr> </thead> <tbody> <tr> <td>Local community centre/hub</td><td>2</td><td>0.12ha each</td></tr> </tbody> </table> Advisory Note <i>In considering the delivery of community facilities, variances in the provision of land or number of facilities will be considered</i>	Facility or service	Number of facilities	Site/facility area	State primary schools	1	Minimum 7ha each, unless otherwise agreed to with the Queensland Department of Education and Training	Facility or service	Number of facilities	Site/facility area	Local community centre/hub	2	0.12ha each	Prior to approval of the first ROL application
Facility or service	Number of facilities	Site/facility area												
State primary schools	1	Minimum 7ha each, unless otherwise agreed to with the Queensland Department of Education and Training												
Facility or service	Number of facilities	Site/facility area												
Local community centre/hub	2	0.12ha each												

	where alternative, innovative solutions that would benefit the community can be demonstrated.	
7.	Community Greenspace Infrastructure Master Plan Any replacement of the approved Greenspace Infrastructure Master Plan must reflect the design standards of EDQ Guideline 12 – Park Planning and Design (May 2015) and the land transfer rates as set out below: • Recreation parks – 2.8ha per 1,000 population • Sports parks – 1.8ha per 1,000 population For an ultimate total park network of 4.6ha per 1,000 population.	As indicated
Engineering		
8.	Compliance Assessment – Water Quality Management Plan for development within Seqwater Catchment Prior to the lodgement of any development application for Material Change of Use or ROL (excluding management lots) where the subject site drains into the waterway upstream of the weir and is within 400 metres of the: • Seqwater easement abutting the weir pool; or • northern property boundary of Lot 3 on SP201569, submit to EDQ Development Assessment, DILGP for compliance assessment a Water Quality Management Plan for development proposed generally in accordance with the <i>Development Guidelines for Water Quality Management in Drinking Water Catchments 2012</i>. The Water Quality Management Plan shall include and address the following: - Details of specific stormwater management measures/devices to control the stormwater from the development - Development does not compromise the Drinking Water Environmental Values of the <i>Environmental Protection (Water) Policy 2009</i>. In particular addressing the values relating to pathogens (cryptosporidium, giardia, e. coli), manganese, iron, turbidity (addressed as NTU), conductivity, and dissolved organic carbon.	As indicated
9.	Compliance Assessment - Emission and Hazardous Activities Assessment and Management Plan Prior to the lodgement of any development application within 150m from Lot 141 on S312748 (Water Treatment Plant site) that permits development containing sensitive uses, submit to EDQ Development Assessment, DILGP for compliance assessment a Emission and Hazardous Activities Assessment and Management Plan, certified by a suitable qualified professional, in support of any sensitive land use. The report shall demonstrate that the proposed development: is designed to avoid or otherwise minimise adverse impacts from emissions that will affect the health and	As indicated

	safety, wellbeing and amenity of communities and individuals, and ii. supports the achievement of the relevant acoustic and air quality objectives of the: a. Environmental Protection (Noise) Policy 2008, and b. Environmental Protection (Air) Policy 2008; and iii. does not compromise the viability of existing or future stages of the Seqwater Water Treatment Plant within Lot 141 on S312748.	
10.	Compliance Assessment - Earthworks Infrastructure Master Plan (a) Submit to EDQ Development Assessment, DILGP for compliance assessment an infrastructure master plan for earthworks. (b) This infrastructure master plan must: (i) provide a geotechnical report that broadly identifies areas of high risk, for example, slope stability, works within and adjoining creek environments and erosion etc. (ii) generally comply with AS3798-2007-Guidelines on Earthworks for Commercial and Residential Developments (iii) address the implications of the dispersive/sodic soils in the future development of any Earthworks Management Plan for subsequent applications (iv) prioritise erosion prevention measures over control measures and proposing overall procedures and strategies that would need to be implemented in the preparation of an Earthworks Management Plan, and (v) detail measures to minimise the heights of any retaining wall over 1.0m in height.	Prior to approval of the first ROL
11.	Compliance Assessment – Movement Network a) Submit to EDQ Development Assessment, DILGP for compliance assessment a Movement Network Infrastructure Master Plan detailing: (i) An analysis of the regional and local context, both existing and future infrastructure including: 1. Road network ie. road hierarchy and cross sections 2. Public transport 3. Active transport (walking, and cycling) 4. Private vehicle (ii) Demonstrate how to manage travel demand. Advice Note <i>Where the road hierarchy endorsed through the Movement Network Infrastructure Master Plan is different to that shown on the approved Master Plan and/or endorsed Context Plan, a change to these plans may be required.</i>	Prior to approval of the first ROL application

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 ****