



Department of
**State Development,
Manufacturing,
Infrastructure and Planning**

Our ref: DEV2017/901

21 August 2019

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

Dear Nicole

SECTION 89(1)(a) PDA DEVELOPMENT APPROVAL FOR A PDA DEVELOPMENT APPLICATION FOR A PDA DEVELOPMENT PERMIT FOR RECONFIGURING A LOT – 4 LOTS INTO 582 LOTS WITH ASSOCIATED ROADS, PARKS AND BALANCE LOTS WITH A PLAN OF DEVELOPMENT AT 72 RIVERBEND BOULEVARD; 155-243 BUSHLAND ROAD; 1394-1432 AND 1294-1352 TEVIOT ROAD, JIMBOOMBA DESCRIBED AS LOTS 102, 105 AND 106 ON SP254145 AND LOT 800 ON SP247625

On 20 August 2019 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*. The 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 website <http://dsdmip.qld.gov.au/economic-development-queensland/current-applications-and-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

Jeanine Stone
**Director
Development Assessment
Economic Development Queensland**

Minister for Economic Development
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PDA Decision Notice – Approval

Site information		
Name of priority development area (PDA)	Greater Flagstone	
Site address	72 Riverbend Boulevard, Jimboomba 155-243 Bushland Road, Jimboomba 1394-1432 Teviot Road, Jimboomba 1294-1352 Teviot Road, Jimboomba	
Lot on plan description	Lot number	Plan description
	102	SP254145
	105	SP254145
	106	SP254145
	800	SP247625
PDA development application details		
DEV reference number	DEV2017/901	
'Properly made' date	31/01/18	
Type of application	<input checked="" type="checkbox"/> New development involving: <div style="margin-left: 20px;"> <input type="checkbox"/> Material change of use <div style="margin-left: 20px;"> <input type="checkbox"/> Preliminary approval <input type="checkbox"/> Development permit </div> <input checked="" type="checkbox"/> Reconfiguring a lot <div style="margin-left: 20px;"> <input type="checkbox"/> Preliminary approval <input checked="" type="checkbox"/> Development permit </div> <input type="checkbox"/> Operational work <div style="margin-left: 20px;"> <input type="checkbox"/> Preliminary approval <input type="checkbox"/> Development permit </div> <input type="checkbox"/> Changing a PDA development approval <input type="checkbox"/> Extending the currency period of a PDA approval </div>	
Description of proposal applied for	Development Permit for Reconfiguration of a Lot – 4 into 582 lots with associated roads, parks and balance lots	

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		20 August 2019	
Currency period		12 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 <i>(if applicable)</i>	Date <i>(if applicable)</i>
1.	Plan of Subdivision Stage 1A & 1PA	30697-LP001A-1PA, Issue C	30.04.2019
2.	Plan of Subdivision Stage 1B & 1C & 1J	30697-LP001B-1C-1J, Issue C	19.06.2019
3.	Plan of Subdivision Stage 1D & 1E	30697-LP001D-1E, Issue C	19.06.2019
4.	Plan of Subdivision Stage 1F, 1PB & 1PC	30697-LP001F-1PB-1PC, Issue C	19.06.2019
5.	Plan of Subdivision Stage 1G, 1H & 1I	30697-LP001G-1H-1I, Issue C	19.06.2019
6.	Plan of Subdivision Stage 1K & 1L	30697-LP001K-1L, Issue C	19.06.2019
7.	Plan of Subdivision Stage 1PD & 1PE	30697-LP001PD-1PE, Issue C	19.06.2019
8.	Plan of Subdivision Stage 1 Sheets 1 – 3 of 3	30697-GP10, Issue D	19.06.2019
9.	Plan of Development Stage 1A	30697-BLE001A, Issue D	19.06.2019 (as amended in red dated 19 August 2019)
10.	Plan of Development Stage 1B & 1C	30697-BLE001B-1C, Issue D	19.06.2019 (as amended in red dated 19 August 2019)
11.	Plan of Development Stage 1D	30697-BLE001D, Issue D	19.06.2019 (as amended in red dated 19 August 2019)
12.	Plan of Development Stage 1F	30697-BLE001F, Issue D	19.06.2019 (as amended in red dated 19 August 2019)
13.	Plan of Development Stage 1G, 1H & 1I	30697-BLE001G-1H-1I, Issue D	19.06.2019 (as amended in red dated 19 August 2019)
14.	Plan of Development Stage 1K & 1L	30697-BLE001K-1L, Issue D	19.06.2019 (as amended in red dated 19 August 2019)
15.	Plan of Development Notes	30697-BLE001, Issue D	19.06.2019 (as amended in red dated 19 August 2019)

16.	Car Parking Plan Stage 1 Sheets 1 - 2 of 2	30697-GP01, Issue D	19.06.2019
17.	Key plan and staging Layout plan prepared by Calibre	16-003350-SK301, Rev 2	28.02.19
18.	Bulk Earthworks layout Plan prepared by Calibre Sheets 1 – 9 of 9	16-003350 – SK302 – SK310, Rev 2	22.02.19
19.	Celestino Pty Ltd Riverside Celestino ROL1 Traffic Impact Assessment, prepared by ARUP	TIA02, issue 2	5 April 2019
20.	Typical Road Cross sections prepared by Calibre	16-003350-SK322, Rev 3	20.02.18
21.	Roadworks and Drainage Layout Plan, prepared by Calibre Sheets 1 -9 of 9	16-003350-SK311 – SK319, Rev 2	22.02.19
22.	Longitudinal Road Sections prepared by Calibre Sheets 1-15 of 15	16-003350-SK330- SK344, Rev 2	22.02.19
23.	Road Functional Intersection 1 Details, prepared by Calibre	16-003350-SK372, Rev 4	22.02.19
24.	Road Functional Intersection 2 Details prepared by Calibre	16-003350-SK373, Rev 3,	22.02.19
25.	Water & Wastewater ROL 1 Jimboomba Celestino, prepared by Calibre	16-003350.WER01, Issue D	28 February 2019
26.	Sewer and Water Reticulation Layout Plan prepared by Calibre Sheets 1 – 9 of 9	16-003350-SK350 – SK358, Rev 2	22.02.19
27.	Concept Stormwater Management Plan Report ROL 1 Jimboomba Celestino, prepared by Calibre	16-003350.R02, Issue C	1 March 2019
28.	Bushfire Protection Assessment Riverside – Stage 1 Subdivision, Bushman Drive, Jimboomba	5721, Version 3	30 November 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)
Endorsed Context Plan			
1.	Context Plan	30697-CP01, Issue H	8.09.2017 (endorsed 21 September 2017)
Endorsed Infrastructure Master Plans			
2.	Earthworks Infrastructure Master Plan consisting of: <ul style="list-style-type: none"> - Earthworks infrastructure Master Plan - Dispersive Soils Management Plan - Geotechnical Investigation and Broadscale Landslip Hazard Assessment 		14 December 2017
3.	Riverside / Celestino Movement Network Infrastructure Master Plan	0870 Version 5	08 April 2019 (as amended in red dated 08 April 2019)
4.	Riverside / Celestino Community Development Overarching Site Strategy and Community Facilities Infrastructure Master Plan	0634 Version 4	07 December 2018 (as amended in red dated 07 December 2018)
Endorsed Overarching Site Strategy			
5.	Riverside Celestino Natural Environment Site Strategy	8107, Issue: IR Response	16 February 2018 (as amended in red dated 16 February 2018)
6.	Riverside / Celestino Overarching Site Strategy Housing Affordability	0634 Version 5	09 November 2018 (as amended in red dated 09 November 2018)

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 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).
- b) Compliance assessment and endorsement by EDQ Development Assessment, DSDMIP 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, DSDMIP 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 30 business days** – EDQ Development Assessment, DSDMIP 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, DSDMIP **within 30 business days** from the date of the notice.
 - v. **within 30 business days** – EDQ Development Assessment, DSDMIP 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, DSDMIP is not satisfied that compliance has been achieved within **30 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, DSDMIP endorses relevant plans/supporting information.

ABBREVIATIONS

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

1. **AILA** means a Landscape Architect registered Australian Institute Landscape Architect.
2. **Certification Procedures Manual** means the document titled *Certification Procedures Manual*, prepared by the Department of Infrastructure, Local Government and Planning, dated 16 October 2017 (as amended from time to time).
3. **Contributed Asset**, in accordance with the Certification Procedures Manual, means an asset constructed under a PDA development approval or Infrastructure Agreement that will become the responsibility of an External Authority. For the purposes of operational works for a Contributed Asset the following meanings apply:
 - a. **External Authority** means a public-sector entity external to the MEDQ;
 - b. **Parkland** means carrying out operational works related to the provision of parkland infrastructure
 - c. **Roadworks** means carrying out any operational works within existing and proposed road, to a depth of 1.5m measured from the top of kerb, and includes streetscape works;
 - d. **Sewer Works** means carrying out any operational works related to the provision of waste water infrastructure;
 - e. **Streetscape Works** means carrying out any operational works within the footpath of a road related to landscape treatments, including footpath surface treatments, street furniture, street lighting and street trees;
 - f. **Stormwater Works** means carrying out any operational works related to the provision of stormwater infrastructure; and
 - g. **Water Works** means carrying out any operational works related to the provision of water infrastructure.
4. **Council** means Logan City Council.
5. **DSDMIP** means The Department of State Development, Manufacturing, Infrastructure and Planning.
6. **DSRIA** means the Developer Sub-regional Charges Infrastructure Agreement (Celestino) in effect on 24 May 2019
7. **EDQ** means Economic Development Queensland

8. **ICID** means the Greater Flagstone PDA Implementation Charge Infrastructure Deed (Celestino) in effect on 24 May 2019
9. **IFF** means Infrastructure Funding Framework (July 2019) as amended or replaced from time to time.
10. **MEDQ** means The Minister of Economic Development Queensland.
11. **PDA** means Priority Development Area.
12. **RPEQ** means Registered Professional Engineer of Queensland.
13. **SRIA** means the Yarrabilba PDA & Greater Flagstone PDA Sub-regional Infrastructure Agreement in effect on 24 May 2019

PDA Development Conditions		
No.	Condition	Timing
General		
1.	Carry out the Approved Development Carry out the approved development generally in accordance with the approved plans and documents.	Prior to survey plan endorsement for the relevant sub-stage
2.	Certification of Operational Works All operational works, for contributed assets, undertaken in accordance with this approval are to comply with all requirements of and fulfil all responsibilities outlined in the <i>Certification Procedures Manual</i> .	As required by the <i>Certification Procedures Manual</i>
3.	Street Naming Submit to EDQ Development Assessment, DSDMIP a schedule of street names approved by Council.	Prior to survey plan endorsement for the relevant sub-stage
4.	Entry walls or features The provision of entry walls or features is prohibited on roads and open space unless otherwise approved by EDQ Development Assessment, DSDMIP.	As indicated
5.	Maintain the Approved Development Maintain the approved development (including landscaping, parking, driveways and other external spaces) generally in accordance with the approved plans and documents, and any other approval or endorsement required by these conditions.	At all times

	<p>The TMP is to include the following:</p> <ul style="list-style-type: none"> i. provision for the management of traffic around and through the site during and outside of construction work hours; ii. provision of parking for workers and materials delivery during and outside of construction hours of work; iii. risk identification, assessment and identification of mitigation measures; iv. ongoing monitoring, management review and certified updates (as required); and v. traffic control plans and/or traffic control diagrams, prepared in accordance with Manual of Uniform Traffic Control Devices (MUTCD), for any temporary part or full road closures of any Council or State road(s). <p>Where subdivision plans are registered and a road reserve is created prior to the finalisation of the construction of the formed road, the road is permitted to remain physically closed to pedestrian and vehicular traffic in accordance with a certified TMP.</p> <p>b) Undertake all works generally in accordance with the certified TMP submitted under part a) of this condition which is to be current and available on site at all times.</p>	<p>b) At all times during construction</p>
11.	<p>Retaining Walls</p> <p>a) Submit to EDQ Development Assessment, DSDMIP detailed engineering plans, certified by a RPEQ, of all retaining walls on lot boundaries 1.0m or greater in height. Retaining walls and/or retention walls shall be designed for a design life of not less than 50 years. The design of the walls shall be in accordance with AS4678 – Earth Retaining Structures and the relevant material standards e.g. AS3600 – Concrete Structures</p> <p>Retaining walls are to be generally in accordance with <i>PDA Practice Note No. 10 – Plans of development</i> unless otherwise approved by EDQ Development Assessment, DSDMIP.</p> <p>b) Construct the works generally in accordance with the certified plans required under part a) of this condition.</p> <p>c) Submit to EDQ Development Assessment, DSDMIP certification from an RPEQ that all retaining wall works 1.0m or greater in height have been constructed generally in accordance with the certified plans submitted under part a) of this</p>	<p>a) Prior to commencement of site works for the relevant sub-stage</p> <p>b) Prior to survey plan endorsement for the relevant sub-stage</p> <p>c) Prior to survey plan endorsement for the relevant sub-stage</p>

	condition.	
12.	<p>Filling and Excavation</p> <p>a) Submit to EDQ Development Assessment, DSDMIP detailed earthworks plans, certified by a RPEQ, generally in accordance with AS3798 – 2007 <i>“Guidelines on Earthworks for Commercial and Residential Developments</i> and the following approved plans:</p> <ul style="list-style-type: none"> i. Bulk Earthworks Layout Plan Sheets 1 to 9, Drawing Nos. 16-003350-SK302 to SK310, Rev 2, dated 22.02.19 <p>The certified earthworks plans are to:</p> <ul style="list-style-type: none"> i. include a geotechnical soils assessment of the site; ii. be consistent with the Erosion and Sediment Control plans submitted under condition 35; iii. provide full detail of areas where dispersive soils will be disturbed, treatment of dispersive soils and their rehabilitation; and iv. provide full details of any areas where surplus soils are to be stockpiled. Provide full details of any areas where surplus soils are to be stockpiled; v. ensure the protection of adjoining properties and roads from ponding or nuisance stormwater; vi. provide for the preservation of all drainage structures from the effects of structural loading generated by the earthworks; vii. where temporary rock or ground anchors are required under adjoining road, provide evidence of consultation with the Council/DTMR and the relevant service authorities; viii. where temporary rock or ground anchors are required under adjoining private property, provide an approval from the relevant private landowner: <p>b) Carry out the earthworks generally in accordance with the certified plans submitted under part a) of this condition.</p> <p>c) Submit to EDQ Development Assessment, DSDMIP certification from a RPEQ that all earthworks have been carried out generally in accordance with the certified plans submitted under part a) of this condition and that any unsuitable material encountered has been treated or replaced with suitable material.</p>	<p>a) Prior to commencement of site works for the relevant sub-stage</p> <p>b) Prior to survey plan endorsement for the relevant sub-stage</p> <p>c) Prior to survey plan endorsement for the relevant sub-stage</p>

13.	<p>Harris Road/ Road 3 Intersection</p> <p>a) Submit to EDQ Development Assessment, DSDMIP detailed engineering plans certified by a RPEQ for the intersection of Harris Road /Road 3, generally in accordance with <i>PDA Guideline No. 13 Engineering standards</i> and the following plans/documents</p> <ol style="list-style-type: none"> Road Functional Intersection 1 Details, drawing No. 16-003350-SK372, Rev 4, dated 22.02.19 Riverside Celestino ROL1 Traffic Impact Assessment Issue 2, dated 5 April 2019 Endorsed Riverside Celestino - Movement Network Infrastructure Master Plan Version 5, dated 4 April 2019 <p>b) Construct the works generally in accordance with the certified plans submitted under part b) of this condition.</p> <p>c) Submit to EDQ Development Assessment, DSDMIP 'as constructed' drawings, asset register and test results, certified by a RPEQ, in a format acceptable to the Logan City Council of all road works constructed in accordance with this condition.</p>	<p>a) Prior to commencement of site works sub-stage 1E</p> <p>b) Prior to survey plan endorsement of sub-stage 1E</p> <p>c) Prior to survey plan endorsement of sub-stage 1E</p>
14.	<p>Compliance Assessment – Harris Road/ Road 8 Intersection</p> <p>a) Submit to EDQ Development Assessment, DSDMIP for compliance assessment detailed layout and cross section plans, certified by a RPEQ for the intersection of Harris Road /Road 8, generally in accordance with generally in accordance with <i>PDA Guideline No. 13 Engineering standards</i> and the following plans and documents:</p> <ol style="list-style-type: none"> Road Functional Intersection 2 Details, Plan No. 16-003350-SK373, Rev 3, dated 22.02.19 Riverside Celestino ROL1 Traffic Impact Assessment Issue 2, dated 5 April 2019. Endorsed Riverside Celestino - Movement Network Infrastructure Master Plan Version 5, dated 4 April 2019, <p>b) Submit to EDQ Development Assessment, DSDMIP detailed engineering plans certified by a RPEQ for the roadworks, generally in accordance with the endorsed plans required under part a) of this condition.</p> <p>c) Construct the works generally in accordance with the certified plans submitted under part b) of this condition.</p>	<p>a) Prior to commencement of site works for sub-stage 1F</p> <p>b) Prior to commencement of site works for sub-stage 1F</p> <p>c) Prior to survey plan endorsement for sub-stage 1F</p>

	<p>d) Submit to EDQ Development Assessment, DSDMIP 'as constructed' drawings, asset register and test results, certified by a RPEQ, in a format acceptable to the Logan City Council of all road works constructed in accordance with this condition.</p>	<p>d) Prior to survey plan endorsement for sub-stage 1F</p>
15.	<p>Compliance Assessment – Teviot Road Upgrade</p> <p>a) Submit to EDQ Development Assessment, DSDMIP for compliance assessment the interim and ultimate detailed functional layouts certified by a RPEQ from Road 2 /Teviot Road intersection to the extent of the PDA boundary.</p> <p>The detailed functional layout plans shall include the proposed ultimate design of the extent of Teviot Road and are to generally accord with EDQ Guideline 13 - <i>PDA Guideline No. 13 Engineering standards</i>.</p> <p>Proposed indented bus bays and in line bus stops shall be designed in accordance with the <i>Translink Public Transport Infrastructure Manual 2015</i> and <i>Disability Standards for Accessible Public Transport 2004</i>.</p> <p>b) Submit to EDQ Development Assessment, DSDMIP detailed engineering plans certified by a RPEQ for the interim design of Teviot Road from Road 2 /Teviot Road intersection to the extent of the PDA boundary generally in accordance with the endorsed plans required under part a) of this condition.</p> <p>c) Construct the interim works generally in accordance with the certified plans submitted under part b) of this condition.</p> <p>d) Submit to EDQ Development Assessment, DSDMIP 'as constructed' drawings, asset register and test results, certified by a RPEQ, in a format acceptable to the Council of all road works constructed in accordance with this condition.</p>	<p>a) Prior to commencement of site works</p> <p>b) Prior to commencement of site works</p> <p>c) Prior to survey plan endorsement of the first residential sub-stage</p> <p>d) Prior to survey plan endorsement of the first residential sub-stage</p>
16.	<p>Upgrade of the Teviot Road / Glynton Road / Homestead Drive Intersection and Connection to External Road– External to PDA</p> <p>a) Submit to EDQ Development Assessment, DSDMIP detailed plans, certified by a RPEQ and endorsed by Logan City Council, for the proposed staged upgrade of the Teviot Road/Glynton Road/Homestead Drive intersection.</p>	<p>a) Prior to commencement of site works</p>

	<p>b) Deliver road improvements works as identified under part a) of this condition in accordance with Council endorsed intersection design plans.</p>	<p>b) Prior to survey plan endorsement of the first residential sub-stage</p>
17.	<p>Roads – Internal</p> <p>a) Submit to EDQ Development Assessment, DSDMIP engineering design and construction drawings, certified by a RPEQ, for internal roads, including parking bays, traffic devices and pedestrian footpaths, any temporary bus turnaround area, bin pad locations for lots accessed by a 'private driveway' generally in with <i>PDA Guideline No. 13 Engineering standards</i> and the following plans/documents:</p> <ul style="list-style-type: none"> i. Roadworks and Drainage Layout Plan, Sheets 1 to 9, Plan Nos. 16-003350-SK311 to SK319, Rev 2, dated 22.02.19 ii. Riverside Celestino ROL1 Traffic Impact Assessment Issue 2, dated 5 April 2019 iii. Endorsed Riverside Celestino - Movement Network Infrastructure Master Plan Version 5, dated 4 April 2019. <p>Proposed indented bus bays and in line bus stops shall be designed in accordance with the <i>Translink Public Transport Infrastructure Manual 2015</i> and <i>Disability Standards for Accessible Public Transport 2004</i>.</p> <p>b) Construct the works generally in accordance with the certified plans submitted under part a) of this condition.</p> <p>c) Submit to EDQ Development Assessment, DSDMIP 'as constructed' drawings, asset register and test results, certified by a RPEQ, in a format acceptable to the Council of all road works constructed in accordance with this condition.</p>	<p>a) Prior to commencement of site work for the relevant sub-stage</p> <p>b) Prior to survey plan endorsement for the relevant sub-stage</p> <p>c) Prior to survey plan endorsement for the relevant sub-stage</p>
18.	<p>Active Transport Link - Internal</p> <p>a) Submit to EDQ Development Assessment, DSDMIP detailed active transport design plans, certified by a RPEQ, generally in accordance with <i>PDA Guideline No. 13 Engineering standards – Pedestrian and Cycle</i> and the following endorsed plans/documents:</p> <ul style="list-style-type: none"> i. Internal Cycleways and Roads Hierarchy Plan, drawing No. 16-003350- SK09 revision 2, dated 19.09.2017 (as approved in Preliminary Approval DEV2016/811) ii. Endorsed Riverside Celestino - Movement Network Infrastructure Master Plan Version 5, dated 4 April 2019. 	<p>a) Prior to survey plan endorsement for the relevant sub-stage</p>

	<p>b) Construct the works generally in accordance with the certified plans submitted under part a) of this condition.</p> <p>c) Submit to EDQ Development Assessment, DSDMIP 'as constructed' drawings, asset register and test results, certified by a RPEQ, in a format acceptable to the Council of all road works constructed in accordance with this condition.</p>	<p>b) Prior to survey plan endorsement for the relevant sub-stage</p> <p>c) Prior to survey plan endorsement for the relevant sub-stage</p>
19.	<p>Water – Internal</p> <p>a) Submit to EDQ Development Assessment, DSDMIP detailed water reticulation design plans, certified by a RPEQ, generally in accordance with <i>PDA Guideline No. 13 Engineering standards – Sewer and Water</i> and the following approved document:</p> <ol style="list-style-type: none"> Water & Wastewater Precinct Network Plan – ROL 1 Jimboomba Celestino, report No. 16-003350.WER01, Issue D dated 28 February 2019; and Sewer and Water Reticulation Layouts Plan, Sheets 1 to 9, Plan Nos. SK350 to SK358, Rev 2 dated 22.02.19. <p>b) Construct the internal works generally in accordance with the certified plans required under part b) of this condition.</p> <p>c) Submit to EDQ Development Assessment, DSDMIP 'as-constructed' plans, asset register, pressure and bacterial test results in accordance with Council current adopted standards.</p>	<p>a) Prior to commencement of site works for the relevant sub-stage</p> <p>b) Prior to survey plan endorsement for the relevant sub-stage</p> <p>c) Prior to survey plan endorsement for the relevant sub-stage</p>
20.	<p>Compliance Assessment –Internal Trunk Water</p> <p>a) Submit to EDQ Development Assessment, DSDMIP for compliance assessment detailed design plans for the 375mm diameter trunk water internal to the site, generally in accordance with generally in accordance <i>PDA Guideline No. 13 Engineering standards – Sewer and Water</i> and the following approved document:</p> <ol style="list-style-type: none"> Water & Wastewater Precinct Network Plan – ROL 1 Jimboomba Celestino, report No. 16-003350.WER01, Issue D dated 28 February 2019. <p>The design of the trunk water main shall include a detailed strategy for the implementation of the future high-level zones and low-level zones.</p> <p>b) Construct the works generally in accordance with the endorsed plans required under part b) of this condition.</p>	<p>a) Prior to the commencement of works of the relevant sub-stage</p> <p>b) Prior to survey plan endorsement for the relevant sub-stage</p>

	<p>c) Submit to EDQ Development Assessment, DSDMIP 'as-constructed' plans, asset register, pressure and bacterial test results in accordance with Council current adopted standards.</p>	<p>c) Prior to survey plan endorsement for the relevant sub-stage</p>
21.	<p>Compliance Assessment –Trunk Water – External</p> <p>a) Submit to EDQ Development Assessment, DSDMIP for compliance assessment detailed design plans for a 375mm diameter trunk water main along Teviot Rd from the Homestead Dr and Teviot Rd intersection to the proposed Road 2, generally in accordance <i>PDA Guideline No. 13 Engineering standards – Sewer and Water</i>.</p> <p>b) Construct the works generally in accordance with the endorsed plans required under part b) of this condition.</p> <p>c) Submit to EDQ Development Assessment, DSDMIP 'as-constructed' plans, asset register, pressure and bacterial test results in accordance with Council current adopted standards.</p> <p>Advice Note <i>Any works outside the PDA may require approval from Council.</i></p>	<p>a) Prior to the commencement of works for the first sub-stage</p> <p>b) Prior to survey plan endorsement for the first sub-stage</p> <p>c) Prior to survey plan endorsement for the first sub-stage</p>
22.	<p>Sewer – Internal</p> <p>a) Submit to EDQ Development Assessment, DSDMIP detailed sewer reticulation design plans, certified by a RPEQ, generally in accordance with <i>PDA Guideline No. 13 Engineering standards – Sewer and Water</i> and the following approved documents:</p> <ol style="list-style-type: none"> Water & Wastewater Precinct Network Plan – ROL 1 Jimboomba Celestino, Report No. 16-003350.WER01, Issue D dated 28 February 2019; and Sewer and Water Reticulation Layouts Plan, Sheets 1 to 9, Plan Nos. SK350 to SK358, Rev 2 dated 22.02.19. <p>b) Construct the works generally in accordance with the certified plans submitted under part a) of this condition.</p> <p>c) Submit to EDQ Development Assessment, DSDMIP 'as constructed' plans, asset register, pressure and CCTV results in accordance with Council's current adopted standards, of all sewer reticulation works constructed in accordance with this condition.</p>	<p>a) Prior to commencement of site works for the relevant sub-stage</p> <p>b) Prior to survey plan endorsement for the relevant sub-stage</p> <p>c) Prior to survey plan endorsement for the relevant sub-stage</p>

23.	<p>Compliance Assessment – Trunk Sewer</p> <p>a) Submit to EDQ Development Assessment, DSDMIP for compliance assessment detailed design plans for the trunk sewer to service the development along the west-east drainage path, generally in accordance with <i>PDA Guideline No. 13 Engineering standards – Sewer and Water</i> and the following approved plan:</p> <p>i. Water & Wastewater Precinct Network Plan – ROL 1 Jimboomba Celestino, Report No. 16-003350.WER01, Issue D dated 28 February 2019.</p> <p>The design of the trunk sewer shall</p> <p>i. Not include direct property connections</p> <p>ii. Connect to the RB1 pump station (to be constructed by others)</p> <p>b) Construct the works generally in accordance with the endorsed plans required under part a) of this condition.</p> <p>c) Submit to EDQ Development Assessment, DSDMIP ‘as-constructed’ plans, asset register, pressure test and CCTV results in accordance with Council current adopted standards.</p>	<p>a) Prior to the commencement of works for the first residential sub-stage.</p> <p>b) Prior to survey plan endorsement for the first sub-stage</p> <p>c) Prior to survey plan endorsement for the first sub-stage</p>
24.	<p>Compliance Assessment - Stormwater Management (Quality)</p> <p>a) Submit to EDQ Development Assessment, DSDMIP detailed engineering design and construction drawings, certified by a RPEQ, for the relevant stormwater treatment devices generally in accordance with <i>PDA Guideline No. 13 Engineering standards – Stormwater quality</i> and the following approved documents:</p> <p>i. Concept Stormwater Management Plan Report – ROL1 Riverside Jimboomba, Issue C, document No. 16-003350.R02, dated 1 March 2019</p> <p>The design of the stormwater infrastructure system shall address the following issues:</p> <p>i. The Inlet pond for bioretention basins shall be designed in accordance with the <i>WaterByDesign - Bioretention Technical Design Guideline: Version 1.1</i>.</p> <p>ii. Replace sediment forebays with an inlet pond, or an approved EDQ alternative for the bioretention basins receiving flows from catchment greater than 5 hectares. Remove</p>	<p>a) Prior to commencement of site works for each sub-stage</p>

	<p>the proposed stepping stones along the bioretention filter areas.</p> <p>iii. The gravel drainage layer in the typical section in drawing SK223 revision B shall be 2-5mm gravel.</p> <p>b) Construct the works generally in accordance with the certified plans submitted under part a) of this condition.</p> <p>c) Submit to EDQ Development Assessment, DSDMIP 'as constructed' drawings, including an asset register, certified by a RPEQ, in a format acceptable to the Council, of all stormwater management (quality) works constructed in accordance with this condition.</p>	<p>b) Prior to survey plan endorsement for the relevant sub-stage</p> <p>c) Prior to survey plan endorsement for the relevant sub-stage</p>
25.	<p>Stormwater Management (Quantity)</p> <p>a) Submit to EDQ Development Assessment, DSDMIP detailed design plans and hydraulic calculations, certified by a RPEQ, for the relevant stormwater drainage system generally in accordance with <i>PDA Guideline No. 13 Engineering standards – Stormwater quantity</i> and the endorsed Stormwater Management Plan required under Condition 24 – Compliance Assessment – Stormwater Management (quality).</p> <p>b) Construct the works in accordance with the certified plans submitted under part a) of this condition.</p> <p>c) Submit to EDQ Development Assessment, DSDMIP 'as constructed' plans including an asset register and test results, certified by a RPEQ, in a format acceptable to the Council, of all stormwater management (quantity) works constructed in accordance with this condition.</p>	<p>a) Prior to commencement of site works for each sub-stage</p> <p>b) Prior to survey plan endorsement for each sub-stage</p> <p>c) Prior to survey plan endorsement for each sub-stage</p>
26.	<p>Street Lighting</p> <p>Design and install a street lighting system, certified by a RPEQ, to all roads, including footpaths/bikeways within road reserves.</p> <p>The design of the street lighting system is to:</p> <p>a) meet the relevant standards of the electricity supplier;</p> <p>b) be acceptable to the electricity supplier as 'Rate 2 Public Lighting';</p> <p>c) be endorsed by Council as the Energex 'billable</p>	<p>Prior to survey plan endorsement for the relevant sub-stage</p>

	customer'; and d) be generally in accordance with Australian Standard AS1158 – ' <i>Lighting for Roads and Public Spaces</i> '.	
27.	Electricity Submit to EDQ Development Assessment, DSDMIP either: a) written evidence from Energex confirming that existing underground low-voltage electricity supply is available to the newly created lots; or b) written evidence from Energex confirming that the applicant has entered into an agreement with it to provide underground electricity services.	Prior to survey plan endorsement for the relevant sub-stage
28.	Telecommunications Submit to EDQ Development Assessment, DSDMIP documentation from an authorised telecommunication service provider confirming that an agreement has been entered into for the provision of underground telecommunication services to each new lot within the proposed subdivision.	Prior to survey plan endorsement for the relevant sub-stage
29.	Broadband Submit to EDQ Development Assessment, DSDMIP a written agreement from an authorised telecommunications service provider that infrastructure within the development as defined under the <i>Telecommunications Legislation Amendment (Fibre Deployment) Act 2011</i>) can be provided in accordance with the Communications Alliance G645:2017 guideline, to accommodate services which are compliant with the Federal Government's National Broadband Network policy.	Prior to survey plan endorsement for the relevant sub-stage
30.	Public Infrastructure – Damage, Repairs and Relocation Repair any damage to existing public infrastructure that occurred during works carried out in association with the approved development. Should existing public infrastructure require relocation, due to the approved development, the developer is responsible for these costs together with compliance with relevant standards and statutory requirements.	Prior to survey plan endorsement for the relevant sub-stage

Landscaping and Environment

31.	<p>Bushfire Management and Mitigation</p> <p>a) Submit to EDQ Development, DSDMIP verification from a suitably qualified professional that the works required for Bushfire Management and Mitigation within the relevant sub-stages have been carried out generally in accordance with Bushfire Protection Assessment Riverside – Stage 1 Subdivision, Bushman Drive, Jimboomba, Report No. 5721, Version 3 dated 30 November 2017</p> <p>b) No building works on lots 19-43 are to commence unless the lots have been certified by a suitable qualified professional in bushfire hazard assessment that the separation distance from any hazardous vegetation will achieve a radiant heat flux level of 29kW/m² or less at the nearest projection of the dwelling to the bushfire hazard.</p>	<p>a) Prior to survey plan endorsement for the relevant sub-stage</p> <p>b) As indicated</p>
32.	<p>Compliance Assessment – Streetscape Works</p> <p>a) Submit to EDQ Development Assessment, DSDMIP for compliance assessment detailed streetscape works drawings, including a schedule of proposed standard and non-standard assets to be transferred to Council, certified by an AILA, generally in accordance with the approved plans.</p> <p>The detailed streetscape works drawings are to include, where applicable:</p> <ol style="list-style-type: none"> 1. location and type of street lighting in accordance with Australian Standard AS1158 – <i>‘Lighting for Roads and Public Spaces’</i>; 2. footpath treatments; 3. location and types of streetscape furniture; 4. location and size of stormwater treatment devices; and 5. street trees, including species, size and location generally in accordance with the Council adopted planting schedules and guidelines. <p>b) Construct the works generally in accordance with the streetscape plans endorsed under part a) of this condition.</p> <p>c) Submit to EDQ Development Assessment, DSDMIP ‘as constructed’ plans and asset register in a format acceptable to Council certified by an AILA.</p>	<p>a) Prior to commencement of site works for the relevant sub-stage</p> <p>b) Prior to survey plan endorsement for the relevant sub-stage</p> <p>c) Prior to survey plan endorsement for the relevant sub-stage</p>

34.	<p>Vegetation Clearing</p> <ul style="list-style-type: none"> a) Submit to EDQ Development Assessment, DSDMIP for compliance assessment a vegetation clearing and fauna management plan in accordance with the endorsed Natural Environment Overarching Site strategy b) Undertake vegetation clearing generally in accordance with the endorsed plans required by part a) of this condition c) Vegetation clearing is to be supervised by a qualified arborist (ADF Level 5). d) Submit to EDQ Development Assessment, DSDMIP 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. 	<ul style="list-style-type: none"> a) Prior to commencement of clearing works b) At all times c) At all times d) Within 3 months of completion of clearing
35.	<p>Vegetation Clearing Offsets</p> <ul style="list-style-type: none"> a) Submit to EDQ Development Assessment, DSDMIP a detailed plan, endorsed by a suitably qualified arborist (AQF Level 5) or ecologist, showing the extent of High, Medium and Low Value Bushland Habitat and High 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, DSDMIP a planting plan certified by a qualified arborist (AQF Level 5) or ecologist 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. 	<ul style="list-style-type: none"> a) Prior to commencement of vegetation clearing b) Prior to commencement of vegetation clearing c) Prior to commencement of vegetation clearing

	<p>d) Undertake compensatory planting in accordance with c) of this condition.</p> <p>e) Once compensatory planting has been undertaken, submit to EDQ Development Assessment, DSDMIP confirmation from a qualified arborist (AQF Level 5) that the compensatory planting has been undertaken in accordance with b) of this condition.</p> <p>Advice Note An <i>Environmental Protection and Biodiversity Conservation Act 1999</i> (EPBC) approval may be required for the clearing of vegetation. Where the EPBC approval has been granted, the vegetation clearing offsets under this condition will not be applicable for the same matters under the EPBC approval.</p>	<p>d) Within 3 months of commencement of vegetation clearing</p> <p>e) Within 12 months of commencement of vegetation clearing</p>
36.	<p>Acid Sulfate Soils (ASSMP)</p> <p>a) Where acid sulfate soils are found on site, submit to EDQ Development Assessment, DSDMIP an Acid Sulfate Soils Management Plan (ASSMP). The ASSMP is to be certified by a suitably qualified professional in soils and/or erosion sediment control</p> <p>b) Excavate, remove and/or treat on-site all acid sulfate soils generally in accordance with the certified ASSMP submitted under part a) of this condition.</p>	<p>a) Prior to commencement of or during site works for the relevant sub-stage</p> <p>b) Prior to survey plan endorsement for the relevant sub-stage</p>
37.	<p>Erosion and Sediment Management</p> <p>a) Submit to EDQ Development Assessment, DSDMIP an Erosion and Sediment Control Plan (ESCP), certified by a RPEQ or an accredited professional in erosion and sediment control (CPESC), generally in accordance with the following guidelines:</p> <ul style="list-style-type: none"> i. Urban Stormwater Quality Planning Guidelines, dated 2010, prepared by the former Department of Environment and Heritage Protection; and ii. Best Practice Erosion and Sediment Control, dated November 2008, prepared by the International Erosion Control Association Australasia (as amended from time to time). <p>b) Implement the certified ESCP as submitted under part a) of this condition.</p>	<p>a) Prior to commencement of site works for each sub-stage</p> <p>b) At all times during construction</p>

Surveying, land dedications and easements		
38.	<p>Land transfers – Contaminated Land</p> <p>Demonstrate to EDQ Development Assessment, DSDMIP that all land to be transferred in fee simple to a trustee is not registered on either the Environmental Management or the Contaminated Land Registers.</p>	Prior to survey plan endorsement for the relevant sub-stage
39.	<p>Land Dedication – Parks and Open Space</p> <p>Transfer, in fee simple, to Council as trustee, lots 10000, 10001, 10002, 10003, 10004, 10005, 10006 and 10007 for parks and open spaces purposes.</p>	Prior to the works in these lots being accepted as off-maintenance
40.	<p>Easements over Infrastructure</p> <p>Public utility easements must be provided, in favour of and at no cost to the grantee, over infrastructure that becomes contributed assets located in private land.</p> <p>The widths and terms of the easements must be to the satisfaction of the Chief Executive Officer of the authority which ultimately is to takeover and maintain the contributed assets.</p>	Prior to survey plan endorsement for the relevant sub-stage
41.	<p>Small lot development easements for lots denoted “small” under section 94(4) of Land Title Act 1994</p> <p>For standard format lot sub-divisions where:</p> <ul style="list-style-type: none"> i. a lot is defined as “small” under section 94(4) of Land Title Act 1994 , and ii. the lot adjoins another lot defined as “small” under section 94(4) of Land Title Act 1994 , and iii. the proposed construction of adjacent proposed walls will be a circumstance mentioned in section 94(2)(a) of the <i>Land Title Act 1994</i> (LTA) to permit the application and registration of high density development easements; <p>c) Provide high-density development easements under Part 6 Division 4AA of the LTA in registrable form in respect of each affected lot to allow reciprocal rights for one or more of the following purposes (but only where those relevant circumstances will exist):</p> <ul style="list-style-type: none"> i. support; ii. shelter; iii. projections; iv. maintenance; v. roof water drainage*; or <p>d) Provide reciprocal easements created under Part 6 Division 4 LTA in registrable form for one or more</p>	At or prior to survey plan endorsement for the relevant sub-stage

	<p>of the above purposes (but only where those relevant circumstances will exist).</p> <p>*High-density development easements created under Part 6 Division 4AA of the <i>Land Title Act 1994</i> are not required to be identified on a plan of survey.</p>	
42.	<p>Small lot development easements for lots not capable of Application of High Density Development Easements under Part 6 Division 4AA of the <i>Land Title Act 1994</i>.</p> <p>If a lot is more than the area defined as “small” under section 94(4) of Land Title Act 1994 and adjoins another lot irrespective of the size of the adjoining lot and the construction of adjacent proposed walls will be a circumstance mentioned in section 94(2)(a) of the <i>Land Title Act 1994</i>, provide reciprocal easements in registrable form for one or more of the following purposes (but only where those relevant circumstances will exist):</p> <ul style="list-style-type: none"> i. support; ii. shelter; iii. projections; iv. maintenance; v. roof water drainage. 	At or prior to survey plan endorsement for the relevant sub-stage
Infrastructure Charges		
43.	<p>Municipal and State Charge</p> <p>Pay to the MEDQ the Municipal & State Charge (calculated in accordance with the IFF)</p>	In accordance with the IFF
44.	<p>Implementation Charge</p> <p>Either:</p> <ul style="list-style-type: none"> a) Pay to the MEDQ the relevant implementation charge in accordance with the ICID; <p>Or:</p> <ul style="list-style-type: none"> b) If the ICID is no longer in effect, pay to the MEDQ the relevant implementation charges calculated in accordance with the IFF and indexed to the date of payment. 	<ul style="list-style-type: none"> a) In accordance with the ICID b) In accordance with the IFF
45.	<p>Sub-Regional Charge & Value Capture Charge</p> <p>Either:</p> <ul style="list-style-type: none"> a) Submit to the MEDQ an invoice from Council of the applicable sub-regional and value capture charges (calculated in accordance with the SRIA and DSRIA) payable and written confirmation that these charges have been paid to Council; 	<ul style="list-style-type: none"> a) In accordance with the SRIA and DSRIA

	<p>Or:</p> <p>b) If the SRIA and DSRIA are no longer in effect, pay to the MEDQ the relevant sub-regional and value capture charges calculated in accordance with the IFF and indexed to the date of payment.</p>	b) In accordance with the IFF
46.	<p>Koala Habitat Offset</p> <p>Pay to MEDQ \$150 for each dwelling approved to contribute towards koala management in the region.</p>	Prior to survey plan endorsement for each sub - stage
Plan of Development (POD) Conditions		
No.	Condition	Timing
General		
47.	<p>Carry out the approved development - POD</p> <p>Carry out the approved development generally in accordance with the approved Plan of Development.</p>	Prior to commencement of use and to be maintained
48.	<p>Compliance Assessment - Detailed design documentation</p> <p>a) Submit to EDQ Development Assessment DSDMIP for compliance assessment detailed design documentation for any Multi-Family uses as indicated on the approved Plan of Development.</p> <p>b) Detailed design documentation must detail the following:</p> <ol style="list-style-type: none"> i. Site location ii. Lot size and configuration iii. Building height iv. Site cover v. Number of dwelling units and bedrooms vi. Interface with adjoining dwellings vii. Building design including elevations and materials viii. On-site parking and servicing arrangements ix. Open space provision. <p>c) The development shown in the detailed design documentation is to be generally in accordance with the provisions of the approved Plan of Development.</p>	Prior to commencement of building works
Infrastructure Charges		
49.	<p>Municipal and State Charge</p> <p>Pay to the MEDQ the Municipal & State Charge (calculated in accordance with the IFF)</p>	In accordance with the IFF

50.	<p>Implementation Charge</p> <p>Either:</p> <p>a) Pay to the MEDQ the relevant implementation charge in accordance with the ICID;</p> <p>Or:</p> <p>b) If the ICID is no longer in effect, pay to the MEDQ the relevant implementation charges calculated in accordance with the IFF and indexed to the date of payment.</p>	<p>a) In accordance with the ICID</p> <p>b) In accordance with the IFF</p>
51.	<p>Sub-Regional Charge & Value Capture Charge</p> <p>Either:</p> <p>a) Submit to the MEDQ an invoice from Council of the applicable sub-regional and value capture charges (calculated in accordance with the SRIA and DSRIA) payable and written confirmation that these charges have been paid to Council;</p> <p>Or:</p> <p>b) If the SRIA and DSRIA are no longer in effect, pay to the MEDQ the relevant sub-regional and value capture charges calculated in accordance with the IFF and indexed to the date of payment.</p>	<p>a) In accordance with the SRIA and DSRIA</p> <p>b) In accordance with the IFF</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 ****