



Department of
State Development and Infrastructure

Our ref: DEV2018/988/9

4 June 2024

Pacific International Development Corporation Pty Ltd
C/- Urban Planning Services Pty Ltd
Attn: Michelle Clark
PO Box 2091
Surfers Paradise QLD 4217

Email: mclark@urbanps.com.au
admin@urbanps.com.au

Dear Michelle

Section 99 Approval - Application to Change PDA Development Approval
Reconfiguring a Lot – 2 Lots into 313 Lots with Associated Roads and Parks with a Plan of Development; and Material Change of Use – Utility Installation (Wastewater Pump Station) at 24 Bushman Drive and 68 Wyatt Road, Jimboomba described as Lot 24 on SP142997 and Lot 1 on RP49296

On 4 June 2024 the Minister for Economic Development Queensland (MEDQ) decided to grant **all** of the amendment application applied for, subject to PDA development conditions set out in this PDA decision notice.

The PDA decision notice and approved plans/documents can be viewed in the MEDQ Development Approvals Register via the Department website www.DSDI.qld.gov.au/pda-da-applications.

If you require any further information, please contact Vivian Lun, Planner, Development Assessment, in Economic Development Queensland, by telephone on (07) 3452 6781 or at Vivian.lun@DSDI.qld.gov.au, who will be pleased to assist.

Yours sincerely

Brandon Bouda
Acting Director
Development Assessment
Economic Development Queensland

PDA Decision Notice – Approval

Site information		
Name of Priority Development Area	Greater Flagstone PDA	
Site Address	24 Bushman Drive, Jimboomba 68 Wyatt Road, Jimboomba	
Lot on Plan Description	Lot number	Plan description
	24	SP142997
	1	RP49296
PDA Development Application details		
DEV Reference Number	DEV2018/988/9	
'Properly Made' Date	6 March 2024	
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	Development Permit for Reconfiguration of a Lot – 2 Lots into 313 Lots with Associated Roads and Parks and Material Change of Use – Utility Installation (Waste Water Pump Station).	
PDA Development Approval Details		
Decision of the MEDQ	The MEDQ has decided to grant all of the application to change the PDA development approval, subject to PDA development conditions forming part of this decision notice. The approved changes are summarised as follows: • Conditions 14 & 20 • Updated plan of development	
Original Decision Date	30 July 2019	
1 st Change to Approval Date	24 January 2020	
2 nd Change to Approval Date	8 March 2022	
3 rd Change to Approval Date	4 June 2024	
Currency Period	10 years from the original 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	Date
1.	Plan of Development prepared by UPS	3231E-MC-01	25 March 2024
Plans and Documents Previously Approved on 8 March 2022		Number	Date
2.	Subdivision Proposal Plan prepared by Stephen Hoskins Surveys	2029/62/A1 Sheet 1 of 5	2 December 2021
3.	Subdivision Proposal Plan prepared by Stephen Hoskins Surveys	2029/62/A1 Sheet 2 of 5	2 December 2021
4.	Subdivision Proposal Plan prepared by Stephen Hoskins Surveys	2029/62/A1 Sheet 3 of 5	2 December 2021
5.	Subdivision Proposal Plan prepared by Stephen Hoskins Surveys	2029/62/A1 Sheet 4 of 5	2 December 2021
6.	Subdivision Proposal Plan prepared by Stephen Hoskins Surveys	2029/62/A1 Sheet 5 of 5	2 December 2021 (As amended in red dated 7/03/2022)
7.	Plan of Development prepared by Mortons Urban Solutions	23305-POD-S001, Rev F Sheet 1 of 3	13 December 2021
8.	Plan of Development prepared by Mortons Urban Solutions	23305-POD-S002, Rev E Sheet 2 of 3	13 December 2021
9.	Vegetation Management Plan Bushman + Wyatt prepared by Saunders Havill Group	9245 VMP Version F E01-E28 and Tree Schedule (v5)	November 2021
Plans and Documents Previously Approved on 24 January 2020		Number	Date
10.	Bushman & Wyatt Sewer IMP prepared by Mortons Urban Solution	23305-ALL, Revision C	19/12/19
Plans and Documents Previously Approved on 30 July 2019		Number	Date
11.	Preliminary Overall Earthworks Plan prepared by Mortons Urban Solution	23305-PRE-S040, Rev B	29/01/19
12.	Preliminary Earthworks Detail Sheet 01 prepared by Mortons Urban Solution	23305-PRE-S041, Rev B	29/01/19
13.	Preliminary Earthworks Detail Sheet 02 Prepared by Mortons Urban Solution	23305-PRE-S042, Rev B	29/01/19
14.	Preliminary Earthworks Detail Sheet 03 prepared by Mortons Urban Solution	23305-PRE-S043, Rev B	29/01/19
15.	Preliminary Earthworks Detail Sheet 04 prepared by Mortons Urban Solution	23305-PRE-S044, Rev B	29/01/19
16.	Preliminary Earthworks Detail Sheet 05 prepared by Mortons Urban Solution	23305-PRE-S045, Rev B	29/01/19

17.	Preliminary Overall Earthworks Cut and Fill Plan prepared by Mortons Urban Solution	23305-PRE-S050, Rev A	12/02/19
18.	Preliminary Earthworks Cut and Fill Detail Sheet 01 prepared by Mortons Urban Solution	23305-PRE-S051, Rev A	12/02/19
19.	Preliminary Earthworks Cut and Fill Detail Sheet 02 prepared by Mortons Urban Solution	23305-PRE-S052, Rev A	12/02/19
20.	Preliminary Earthworks Cut and Fill Detail Sheet 03 prepared by Mortons Urban Solution	23305-PRE-S053, Rev A	12/02/19
21.	Preliminary Earthworks Cut and Fill Detail Sheet 04 prepared by Mortons Urban Solution	23305-PRE-S054, Rev A	12/02/19
22.	Preliminary Earthworks Cut and Fill Detail Sheet 05 prepared by Mortons Urban Solution	23305-PRE-S055, Rev A	12/02/19 (as amended in red dated 15 July 2019)
23.	Global Stability Assessment of Proposed Earthwork Adjacent to Railway Corridor prepared by Morrison Geotechnic	GE19/017	February 2019
24.	EDQ's Teviot Road Typical Sections prepared by Mortons Urban Solutions	23300-EXT2-SK047, Revision D	17/07/2019
25.	Stormwater Management Plan, Proposed Development at 24 Bushman Drive & 68 Wyatt Road, Jimboomba QLD prepared by BMT WBM Global Pty Ltd	R.B23188.003.SMP	5 March 2019
26.	Preliminary Flood Storage Q100 Extent Plan Overall prepared by Mortons Urban Solution	23305-ALL-SK002, Revision A	12.02.19
27.	Preliminary Flood Storage Q100 Extent Plan Sheet 01 prepared by Mortons Urban Solution	23305-ALL-SK003, Revision A	12.02.19
28.	Preliminary Flood Storage Q100 Extent Plan Sheet 02 prepared by Mortons Urban Solution	23305-ALL-SK004, Revision A	12.02.19
29.	Preliminary Flood Storage Cut and Fill Plan Overall prepared by Mortons Urban Solution	23305-ALL-SK005, Revision A	12.02.19
30.	Preliminary Flood Storage Cut and Fill Plan Sheet 01 prepared by Mortons Urban Solution	23305-ALL-SK006, Revision A	12.02.19
31.	Preliminary Flood Storage Cut and Fill Plan Sheet 02 prepared by Mortons Urban Solution	23305-ALL-SK007, Revision A	12.02.19

32.	Bushman & Wyatt Water Supply IMP prepared by Mortons Urban Solution	23305-ALL, Revision B	14/02/19
33.	Rail and Road Traffic Noise Assessment prepared by Cardno	H076_CEB06678, Version 04	05/03/19
34.	Traffic Report Bushman Drive & Wyatt Road prepared by Cardno	CEB06678, Version 3	09/11/18
35.	Fauna Management Plan prepared by Saunders Havill Group	9245, Issue E	11 March 2019
36.	Updated Bushfire Management Plan for Lot 24-SP142997 And Lot 1-RP429296 at 24 Bushman Drive and 68 Wyatt Road prepared by The Consultancy Bureau Pty Ltd	18-035 Updated Report (Feb 2019)	February 2019
37.	Bushman Drive Jimboomba Landscape Concept Plan prepared by Saunders Havill Group	9245, Issue C	February 2019
38.	Bushman + Wyatt Ecological Sustainability Overarching Site Strategy prepared by Mortons Urban Solutions	23305/ALL	21 September 2018 (as amended in red dated 15 July 2019)

Preamble, abbreviations, and definitions

PREAMBLE

Nil

ABBREVIATIONS AND DEFINITIONS

The following is a list of abbreviations utilised in this approval:

AILA means a Landscape Architect registered by the Australian Institute of Landscape Architects.

BFP means Building Format Plan.

CERTIFICATION PROCEDURES MANUAL means the document titled *Certification Procedures Manual*, prepared by EDQ, dated April 2020 (as amended from time to time).

CONTRIBUTED ASSET 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 definitions apply:

- (a) **External Authority** means a public-sector entity other than the MEDQ;
- (b) **Parkland** means carrying out operational work related to the provision of parkland infrastructure;
- (c) **Roadworks** means carrying out any operational work within existing or proposed road(s), to a depth of 1.5m measured from the top of kerb, and includes Streetscape Works;
- (d) **Sewer Works** means carrying out any operational work related to the provision of wastewater infrastructure;
- (e) **Streetscape Works** means carrying out any operational work within the verge of a road, including footpath surface treatments, street furniture, street lighting and landscaping;
- (f) **Stormwater Works** means carrying out any operational work related to the provision of stormwater infrastructure; and

(g) **Water Works** means carrying out any operational work related to the provision of water infrastructure.

COUNCIL means the relevant local government for the land the subject of this approval.

DSDI means the Department of State Development and Infrastructure.

DSRIA means the Developer Sub-regional Infrastructure Agreement (Pacific International Development) in effect on 24 May 2019

EDQ means Economic Development Queensland.

EDQ DA means Economic Development Queensland's – Development Assessment team.

EDQ IS means Economic Development Queensland's – Infrastructure Solutions team.

EP Act means the *Environmental Protection Act 1994*.

ICID means the Greater Flagstone PDA Implementation Charge Infrastructure Deed (Pacific International) in effect on 24 May 2019 (as amended from time to time).

IFF means the Infrastructure Funding Framework, prepared by the Department of State Development, Tourism and Innovation, dated 1 July 2020 (as amended from time to time).

LTA means *Land Title Act 1994*.

MEDQ means the Minister for Economic Development Queensland.

PDA means Priority Development Area.

RPEQ means Registered Professional Engineer of Queensland.

SRIA means the Yarrabilba PDA & Greater Flagstone PDA Sub-regional Infrastructure Agreement in effect on 24 May 2019 (as amended from time to time).

Compliance Assessment

Where a condition of this 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 EDQ Development Assessment Fees and Charges Schedule¹ (as amended from time to time).
 - ii) submit to EDQ DA a duly completed Compliance Assessment form².
 - iii) submit to EDQ DA the documentation as required under the relevant condition.

¹ The EDQ Development Assessment Fees and Charges Schedule is available at EDQ's website.

² The Compliance Assessment form is available at EDQ's website. It sets out how to submit documentation for Compliance Assessment and how to pay Compliance Assessment fees.

- b) Where EDQ is satisfied the documentation submitted for Compliance Assessment meets the requirements of the relevant condition (or element of the condition), EDQ will endorse the documentation and advise by written notice.
- 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) applicant submits items required under a) above to EDQ DA for Compliance Assessment.
 - ii) **within 20 business days** – EDQ assesses the documentation and:
 - 1. if satisfied, endorses the documentation; or
 - 2. if not satisfied, notifies the applicant accordingly.
 - iii) if the applicant is notified under ii.2. above, revised documentation must be submitted **within 20 business days** from the date of notification.
 - iv) **within 20 business days** – EDQ assesses the revised documentation and:
 - 1. if satisfied, endorses the revised documentation; or
 - 2. if not satisfied, notifies the applicant accordingly.
 - v) where EDQ notifies the applicant as stated under iv.2. above, repeat steps iii. and iv. 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 v. above, the condition (or element of the condition) is determined to have been met only when EDQ endorses relevant documentation.

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 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, DSDI a schedule of street names approved by Council.	Prior to survey plan endorsement for the relevant 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, DSDI.	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
6.	Railway Corridor Preservation a) Any works adjacent to the railway corridor that involve ground disturbance, including excavation, filling/backfilling/compaction, retaining structures, stormwater management measures and batters must not encroach upon or de-stabilise the railway corridor, including all transport infrastructure or the land supporting this infrastructure. b) Submit to EDQ Development Assessment, DSDI certification from an RPEQ that all works adjoining the railway corridor has not encroached upon or de-stabilised the railway corridor, including all transport infrastructure or the land supporting this infrastructure.	a) As indicated b) Prior to survey plan endorsement for the relevant stage
Engineering		
7.	Construction Management Plan a) Submit to EDQ Development Assessment, DSDI a site-based Construction Management Plan (CMP), prepared by the principal site contractor, that manages the following: i. noise and dust generated from the site during and outside construction work hours in accordance with the <i>Environmental Protection Act 1994</i> ; ii. stormwater flows around or through the site without increasing the concentration of total suspended solids or Prescribed Water Contaminants (as defined in the <i>Environmental Protection Act 1994</i>), causing erosion, creating any ponding and causing any actionable nuisance to upstream or downstream properties; and iii. contaminated land (if required), including removal, treatment and replacement in accordance with a compliance permit from an approved contaminated land auditor.	a) Prior to commencement of site works for the relevant stage

	certified plans required under part a) of this condition. c) Submit to EDQ Development Assessment, DSDI 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 condition.	endorsement for the relevant stage c) Prior to survey plan endorsement for the relevant stage
10.	Filling and Excavation a) Submit to EDQ Development Assessment, DSDI 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 concept plans: i. Preliminary Earthworks Plans, Plan Nos. 23305_PRE-S040 – S045, Rev B, dated 29/01/19; ii. Preliminary Earthworks Cut and Fill Plans, Plan Nos. 23305_PRE-S050 – S055, Rev B, dated 12/02/1; and iii. Global Stability Assessment of Proposed Earthworks Adjacent to Railway Corridor, Report Number GE19/017, dated February 2019. The certified earthworks plans are to: i. include a geotechnical soils assessment of the site; ii. be consistent with the Erosion and Sediment Control plans submitted under condition 38; 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. b) Carry out the earthworks generally in accordance with the certified plans submitted under part a) of this condition. c) Submit to EDQ Development Assessment, DSDI 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.	a) Prior to commencement of site works for the relevant stage b) Prior to survey plan endorsement for the relevant stage c) Prior to survey plan endorsement for the relevant stage

11.	Bushman Drive Improvements – External to PDA <u>Where road upgrade works required under conditions 13, 14 and 15 is not operational and the development proposes to use Bushman Drive for access on an interim basis:</u> a) Submit to EDQ Development Assessment, DSDI detailed plans and road maintenance programme, certified by a RPEQ and endorsed by Logan City Council, for the proposed vehicle access to the site from Bushman Drive. b) Deliver road improvements works as identified under part a) of this condition in accordance with Council standards.	a) Prior to survey plan endorsement for the first stage b) Prior to survey plan endorsement for the first stage
12.	Compliance Assessment – Bushman Drive Improvement – Internal to PDA <u>Where road upgrade works required under conditions 13, 14 and 15 is not operational and the development proposes to use Bushman Drive for access on an interim basis:</u> a) Submit to EDQ Development Assessment, DSDI for compliance assessment detailed functional layouts certified by a RPEQ for Bushman Drive from stage 7A/7B intersection to the Bushman Drive/Teviot Road intersection. The detailed functional layout plans shall identify all Bushman Drive improvement works (i.e. shoulder construction works, relocation of existing table drains and driveway crossings) to accommodate the proposed traffic volume. The design of Bushman Drive improvement works is to generally in accordance with EDQ Guideline No. 13 Engineering Standards and the following approved documents: i. Traffic Report – Bushman Drive & Wyatt Road, Report No. CEB06678, Version 4, dated 9/11/2018. b) Submit to EDQ Development Assessment, DSDI detailed engineering plans certified by a RPEQ generally in accordance with the endorsed documents required under part a) of this condition. c) Construct the Bushman Drive improvement works generally in accordance with the certified plans submitted under part b) of this condition.	a) Prior to survey plan endorsement for the first residential lot b) Prior to survey plan endorsement of the first residential lot c) Prior to survey plan endorsement for the first residential lot

	d) Submit to EDQ Development Assessment, DSDI '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.	d) Prior to survey plan endorsement for the first residential lot
13.	Compliance Assessment – Teviot Road Upgrade (Interim and Ultimate) a) Submit to EDQ Development Assessment, DSDI for compliance assessment detailed functional layouts certified by a RPEQ for Teviot Road from Bushman Drive /Teviot Road intersection to the extent of the PDA boundary. The detailed functional layout plans shall include the proposed interim and ultimate design of Teviot Road and are to generally accord with EDQ Guideline 13 - <i>PDA Guideline No. 13 Engineering standards</i> and the following approved documents: i. EDQ's Teviot Road Typical Sections, drawing No. 23300-EXT2-SK047 Revision D, dated 17/07/2019 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>. b) Submit to EDQ Development Assessment, DSDI detailed engineering plans for the interim certified by a RPEQ generally in accordance with the endorsed plans required under part a) of this condition. c) Construct the interim works generally in accordance with the certified plans submitted under part b) of this condition.	a) Prior to commencement of site works b) Prior to commencement of site works c) Either: i. where the works under conditions 11 and 12 are undertaken, prior to the survey plan endorsement of the last residential stage; OR ii. where the works under conditions 11 and 12 are not undertaken, prior to the survey plan endorsement of the first residential stage

	d) Submit to EDQ Development Assessment, DSDI '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.	d) Either: i. Where the works under conditions 11 and 12 are undertaken, prior to the survey plan endorsement of the last residential stage; OR ii. Where the works under conditions 11 and 12 are not undertaken, prior to the survey plan endorsement of the first residential stage
14.	Teviot Road / Glynton Road / Homestead Drive Intersection and Connection to External Road – External to PDA Either: a) Submit to EDQ Development Assessment, DSDI detailed plans, certified by a RPEQ and endorsed by Logan City Council, for the proposed Teviot Road / Glynton Road / Homestead Drive intersection; b) Deliver road improvements works as identified under part a) of this condition in accordance with Council endorsed intersection design plans; and c) Submit evidence that the works external to the PDA is constructed as required under part b) of this condition. OR d) Provide evidence that Council have delivered the infrastructure of Condition 14 a), b) & c).	a) Prior to survey plan endorsement for the first residential lot b) Prior to survey plan endorsement for the first residential lot c) Prior to survey plan endorsement for the first residential lot d) Prior to survey plan endorsement for the first residential lot
15.	Compliance Assessment – Bushman Drive (Flinders Lakes Drive) to Bushman Drive / Teviot Road Intersection a) Submit to EDQ Development Assessment, DSDI for compliance assessment detailed functional layouts certified by a RPEQ for the interim and ultimate extent of Bushman Drive (Flinders Lakes Drive) from the stage 7A/7B intersection to the Bushman Drive/Teviot Road intersection.	a) Prior to commencement of site works

	The detailed functional layout plans shall include the proposed ultimate design of Teviot Road generally in accordance with EDQ Guideline 13 – Engineering Standards and the following approved documents: i. Traffic Report – Bushman Drive & Wyatt Road, Report No. CEB06678, Version 4 dated 9/11/2018; ii. EDQ's Teviot Road Typical Sections, drawing No. 23300-EXT2-SK047 Revision D, dated 17/07/2019. 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>. b) Submit to EDQ Development Assessment, DSDI detailed engineering plans certified by a RPEQ for the interim extent of Flinders Lakes Drive from the stage 7A/7B intersection to the Bushman Drive /Teviot Road intersection generally in accordance with the endorsed plans required under part a) of this condition. c) Construct the interim works generally in accordance with the certified plans submitted under part b) of this condition. d) Submit to EDQ Development Assessment, DSDI '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.	b) Prior to commencement of site works c) Either: i. Where the works under conditions 11 and 12 are undertaken, prior to the survey plan endorsement of the last residential stage; - OR ii. Where the works under conditions 11 and 12 are not undertaken, prior to the survey plan endorsement of the first residential stage d) Either: i. Where the works under conditions 11 and 12 are undertaken, prior to the survey plan endorsement of the last residential stage; - OR
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		ii. Where the works under conditions 11 and 12 are not undertaken, prior to the survey plan endorsement of the first residential stage
16.	Compliance Assessment – Internal Roadworks Functional Layouts Submit to EDQ Development Assessment, DSDI, for compliance assessment, functional roadworks drawings, including cross-sections, for the ultimate layouts of the roads internal to the subdivision, certified by a RPEQ generally in accordance with the Traffic Report, Report No. CEB06678, Version 3 dated 9/11/2018. The drawings must detail: i. parking bays, ii. traffic devices, iii. pedestrian footpaths, iv. cycleways, v. access driveways, vi. stormwater culverts, vii. waterway crossings, and viii. water reticulation.	Prior to survey plan endorsement for first stage
17.	Roads – Internal a) Submit to EDQ Development Assessment, DSDI engineering design and construction drawings, certified by a RPEQ, for internal roads, including parking bays, traffic devices and pedestrian footpaths, generally in accordance with EDQ Guideline 13 – Engineering Standards and the following plans/documents: i. Traffic Report, Report No. CEB06678, Version 3 dated 9/11/2018, and ii. Transport and Main Roads Fauna Sensitive Road Design manual: Volume 2 – Preferred Practices 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>. b) Construct the works generally in accordance with the certified plans submitted under part a) of this condition.	a) Prior to commencement of site work for the relevant stage b) Prior to survey plan endorsement for the relevant stage

	c) Submit to EDQ Development Assessment, DSDI '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.	c) Prior to survey plan endorsement for the relevant stage
18.	Water – Internal a) Submit to EDQ Development Assessment, DSDI 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 documents: i. Water Infrastructure Master Plan, Report No. 23305-ALL, Rev B, dated 14/02/2019. b) Construct the works generally in accordance with the certified plans submitted under part a) of this condition. c) Submit to EDQ Development Assessment, DSDI 'as constructed' plans, asset register, pressure and bacterial test results in accordance with Council's current adopted standards, of all water reticulation works constructed in accordance with this condition.	a) Prior to commencement of site works for the relevant stage b) Prior to survey plan endorsement for the relevant stage c) Prior to survey plan endorsement for the relevant stage
19.	Compliance Assessment – Trunk Water Main along Teviot Road, Bushman Drive and Flinders Lakes Drive a) Submit to EDQ Development Assessment, DSDI for compliance assessment detailed design plans, certified by a RPEQ, for the 375mm diameter trunk water main along Teviot Road, Bushman Drive and Flinders Lake Drive generally in accordance with <i>PDA Guideline No. 13 Engineering standards – Sewer and Water</i> and the following approved documents: i. Water Infrastructure Master Plan, Report No. 23305-ALL, Rev B, dated 14/02/2019. b) Construct the works generally in accordance with the endorsed plans required under part a) of this condition. c) Submit to EDQ Development Assessment, DSDI 'as-constructed' plans, asset register, pressure and bacterial test results in accordance with Council current adopted standards.	a) Prior to survey plan endorsement for the first residential stage b) Prior to survey plan endorsement for the first residential stage c) Prior to survey plan endorsement for the first residential stage

20.	Water Main – External to the PDA Either: a) Submit to EDQ Development Assessment, DSDI detailed plans certified by a RPEQ and endorsed by Council for the proposed 375mm water trunk main along Teviot Road /Homestead Drive intersection. The detailed plans are to include connection details to the existing network generally in accordance with the Water Supply Infrastructure Master Plan Report No. 23305-ALL Rev B, dated 14/02/2019. b) Submit evidence that the trunk water main external to the PDA is constructed as required under part a) of this condition. OR c) Provide evidence that Council have delivered the infrastructure of Condition 20 a) & b).	a) Prior to survey plan endorsement for the first residential lot b) Prior to survey plan endorsement for the first residential lot c) Prior to survey plan endorsement for the first residential lot
21.	Sewer – Internal a) Submit to EDQ Development Assessment, DSDI 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: i. Sewer Infrastructure Master Plan, Report No. 23305-ALL, Rev B, dated 10/05/2019. b) Construct the works generally in accordance with the certified plans submitted under part a) of this condition. c) Submit to EDQ Development Assessment, DSDI '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.	a) Prior to commencement of site works for the relevant stage b) Prior to survey plan endorsement for the relevant stage c) Prior to survey plan endorsement for the relevant stage
22.	Compliance Assessment – Local Sewerage Pump Station and Temporary Rising Main Injection to DN620 Sub-Regional Rising Main a) Submit to EDQ Development Assessment, DSDI for compliance assessment detailed design plans and associated report, certified by a RPEQ, for a pump station and temporary rising main injecting to DN620 sub-regional rising main to service the development, generally in accordance with <i>PDA Guideline No. 13 Engineering standards – Sewer and Water</i> and the following approved	a) Prior to survey plan endorsement for the first stage

	documents: i. Sewer Infrastructure Master Plan, Report No. 23305-ALL, Rev C, dated 19/12/2019. The detailed design plans and report shall include the following documents: i. Plans showing location of the pump station to be at or above the 0.5% AEP flood event and with a 50m minimum separation distance from the existing watercourse; and ii. Overflow strategy identifying measures to minimise the risk of wastewater overflow at the pump station location b) Construct the local sewerage pump station and temporary rising main generally in accordance with the endorsed plans required under part a) of this condition. c) Submit to EDQ Development Assessment, DSDI 'as-constructed' plans, asset register, test results and commissioning report in accordance with Council current adopted standards.	b) Prior to survey plan endorsement for the first stage c) Prior to survey plan endorsement for the first stage
23.	Compliance Assessment – Ultimate Rising Main along Bushman Drive up to Gittins Road a) Submit to EDQ Development Assessment, DSDI for compliance assessment detailed design plans and associated reports, certified by a RPEQ, for ultimate rising main for the local sewerage pump station required as part of Condition 22 of this approval, along Bushland Drive up to Gittins Road, generally in accordance with <i>PDA Guideline No. 13 Engineering standards – Sewer and Water</i> and the following approved documents: i. Sewer Infrastructure Master Plan, Report No. 23305-ALL, Rev C, dated 19/12/2019.- b) Construct the ultimate rising main generally in accordance with endorsed plans required under part a) of this condition. c) Submit to EDQ Development Assessment, DSDI 'as-constructed' plans, asset register, test results and commissioning report in accordance with Council's current adopted standards.	a) Prior to survey plan endorsement for the first residential stage. b) Prior to survey plan endorsement for the stage containing the 151st residential lot c) Prior to survey plan endorsement for the stage containing the 151st residential lot

24.	Stormwater Management (Quality) a) Submit to EDQ Development Assessment, DSDI detailed engineering design and construction drawings, certified by a RPEQ, for the proposed stormwater treatment devices generally in accordance with <i>PDA Guideline No. 13 Engineering standards – Stormwater quality</i> and the following documents: i. Stormwater Management Plan, Proposed development at 24 Bushman Drive & 68 Wyatt Road Jimboomba QLD, Report No. R.B23188.003.SMP, dated 5 March 2019; ii. Preliminary Overall Earthworks 23305-PRE-S040 Series Rev B, dated 29/01/2019; and iii. Preliminary Overall Earthworks Cut and Fill (23305-PRE-S050 series Rev A dated 12/02/2019). b) Construct the works generally in accordance with the certified plans submitted under part a) of this condition. c) Submit to EDQ Development Assessment, DSDI '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.	a) Prior to commencement of site works for the relevant stage b) Prior to survey plan endorsement for the relevant stage c) Prior to survey plan endorsement for the relevant stage
25.	Stormwater Management (Quantity) a) Submit to EDQ Development Assessment, DSDI detailed design plans and hydraulic calculations, certified by a RPEQ, for the proposed stormwater drainage system generally in accordance with <i>PDA Guideline No. 13 Engineering standards – Stormwater quantity</i> and the following approved plans/documents: i. Stormwater Management Plan, Proposed development at 24 Bushman Drive & 68 Wyatt Road Jimboomba QLD, Report No. R.B23188.003.SMP, dated 5 March 2019; ii. Preliminary Flood Storage Q100 Extent Plan, Plan Nos. 23305-ALL-SK002 to SK004, Amendment A dated 12/02/2019; and iii. Preliminary Flood Storage Cut and Fill Plan (050 series), Plan Nos. 23305-ALL-SK005 to SK007, Amendment A dated 12/02/2019.	a) Prior to commencement of site works for the relevant stage

	b) Construct the works in accordance with the certified plans submitted under part a) of this condition. c) Submit to EDQ Development Assessment, DSDI '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.	b) Prior to survey plan endorsement for the relevant stage c) Prior to survey plan endorsement for each stage
26. Street Lighting	Design and install a street lighting system, certified by a RPEQ, to all roads, including footpaths/bikeways within road reserves. The design of the street lighting system is to: a) meet the relevant standards of the electricity supplier; b) be acceptable to the electricity supplier as 'Rate 2 Public Lighting'; c) be endorsed by Council as the Energex 'billable customer'; and d) be generally in accordance with Australian Standard AS1158 –'Lighting for Roads and Public Spaces'.	Prior to survey plan endorsement for the relevant stage
27. Electricity	Submit to EDQ Development Assessment, DSDI 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 stage
28. Telecommunications	Submit to EDQ Development Assessment, DSDI 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 stage
29. Broadband	Submit to EDQ Development Assessment, DSDI a written agreement from an authorised telecommunications service provider that infrastructure within the development as defined under the <i>Telecommunications Legislation Amendment (Fibre</i>	Prior to survey plan endorsement for the relevant stage

	Deployment) Act 2011) 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.	
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 stage
Landscaping and Environment		
31.	Bushfire Management and Mitigation a) Submit to EDQ Development Assessment DSDI verification from a suitably qualified professional that the works required for Bushfire Management and Mitigation within the relevant stages have been carried out generally in accordance with the Updated Bushfire Management Plan for Lot 24-SP142997 and Lot 1-RP429296, document number 18-035 Updated Report, dated February 2019. b) No building works on lots 49 and 73-79 are to commence unless the relevant lot has 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/m ² or less at the lot boundary	a) Prior to survey plan endorsement for the relevant sub-stage b) As indicated
32.	Compliance Assessment – Streetscape Works a) Submit to EDQ Development Assessment, DSDI 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. The detailed streetscape works drawings are to include, where applicable: i. location and type of street lighting in accordance with Australian Standard AS1158 – <i>'Lighting for Roads and Public Spaces'</i>; ii. footpath treatments; iii. location and types of streetscape furniture; iv. location and size of stormwater treatment devices; and v. street trees, including species, size and location generally in accordance with the Council adopted planting schedules and guidelines.	a) Prior to commencement of site works for the relevant stage

	b) Construct the works generally in accordance with the streetscape plans endorsed under part a) of this condition. c) Submit to EDQ Development Assessment, DSDI 'as constructed' plans and asset register in a format acceptable to Council certified by an AILA.	b) Prior to survey plan endorsement for the relevant stage c) Prior to survey plan endorsement for the relevant stage
33.	Compliance Assessment – Landscape Works (Parks and Open Space) a) Submit to EDQ Development Assessment, DSDI for compliance assessment detailed landscape plans, including a schedule of proposed Contributed Assets (standard and non-standard assets) to be transferred to Council, certified by an AILA, for improvement works within the proposed parkland and open space areas, generally in accordance with <i>PDA Guideline No. 12 – Park planning and design</i> and the following plans/documents: i. Bushman Drive Jimboomba Landscape Concept Plan, document number 9245, Issue C, dated February 2019. The detailed landscape plans are to generally document the following, where applicable: i. existing contours or site levels, services and features; ii. proposed finished levels, including sections across and through the open space at critical points (e.g. Interface with roads or water bodies, retaining walls or batters); iii. location of proposed drainage and stormwater works within open space, including cross-sections and descriptions; iv. locations of electricity and water connections to parks; v. location and details of vehicle barriers/ bollards/landscaping along park frontages where required to prevent unauthorised vehicular access; vi. details and locations of any proposed building works, including: bridges, park furniture, picnic facilities and play equipment; vii. trees and plants, including species, size and location generally in accordance with Council's adopted planting schedules and guidelines; and	a) Prior to commencement of site works for the relevant stage

	viii. public lighting in accordance with AS1158 – <i>'Lighting for Roads and Public Spaces'</i>. b) Construct the works generally in accordance with the plans endorsed under part a) of this condition. c) Submit to EDQ Development Assessment, DSDI, 'as constructed' plans and asset register in a format acceptable to Council certified by an AILA.	b) Prior to survey plan endorsement for the relevant stage c) Prior to survey plan endorsement for the relevant stage
34.	Vegetation Clearing a) Undertake vegetation clearing generally in accordance with the following plans/ documents: i. Vegetation Management Plan, Bushman + Wyatt, document number 9245, E01-E28 version F and Tree Schedule (v5), dated November 2021, and ii. Fauna Management Plan, document number 9245, dated 11 March 2019. b) Vegetation clearing is to be supervised by a qualified arborist (ADF Level 5). c) Submit to EDQ Development Assessment, DSDI 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.	a) As indicated b) At all times c) Within 3 months of completion of clearing
35.	Vegetation Clearing Offsets a) Submit to EDQ Development Assessment, DSDI 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, DSDI for endorsement 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	a) Prior to commencement of vegetation clearing b) Prior to commencement of vegetation clearing c) Prior to commencement of vegetation clearing

	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, DSDI confirmation from a qualified arborist (AQF Level 5) or ecologist that the compensatory planting has been undertaken in accordance with b) of this condition. 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.	d) Within 3 months of commencement of vegetation clearing e) Within 12 months of commencement of vegetation clearing
36. Fencing – Rail Corridor	Fencing must be provided along the site boundary with the railway corridor in accordance with either of the following: a) Queensland Rail drawing number QR-C-S3229 – ‘1.8m High Chain Link Security Fence with top and bottom rails using 50mm diamond mesh general arrangement’; AND/OR b) Queensland Rail drawing number QR-C-S3231 – ‘Timber Fence 1800mm High Timber Paling Fence’.	Prior to survey plan endorsement for the relevant stage
37. Acid Sulfate Soils (ASSMP)	a) Where acid sulfate soils are found on site, submit to EDQ Development Assessment, DSDI 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; 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.	a) Prior to commencement of or during site works for the relevant stage b) Prior to survey plan endorsement for the relevant stage
38. Erosion and Sediment Management	a) Submit to EDQ Development Assessment, DSDI 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: i. Urban Stormwater Quality Planning Guidelines, dated 2010, prepared by the former Department of	a) Prior to commencement of site works for each stage

	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). b) Implement the certified ESCP as submitted under part a) of this condition.	b) At all times during construction
39.	Acoustic Treatment – Noise Barrier a) Submit to EDQ Development Assessment, DSDI detailed engineering plans, certified by a RPEQ, for the proposed noise barrier(s) generally in accordance with PDA Engineering Guideline No. 13 – Acoustic treatments and the endorsed noise assessment report – <i>Rail and Road Traffic Noise Assessment</i>, prepared by Cardno and dated 5/03/2019. b) Construct the noise barrier(s) generally in accordance with the certified plans submitted under part a) of this condition. c) Submit to EDQ Development Assessment, DSDI 'as constructed' plans and an asset register, certified by a RPEQ, of the barrier(s).	a) Prior to commencement of site works for the relevant stage b) Prior to survey plan endorsement for the relevant stage c) Prior to survey plan endorsement for the relevant stage
Surveying, Land Dedications and Easements		
40.	Land Transfers – Contaminated Land Demonstrate to EDQ Development Assessment, DSDI 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.	Prior to survey plan endorsement for the relevant stage
41.	Land Transfers – Drainage Transfer, in fee simple, to Council as trustee any lots containing drainage infrastructure (e.g. stormwater detention basins), where such infrastructure is not contained within a road reserve. The plans and terms of the easement/s must be to the satisfaction of the Chief Executive Officer of the authority.	At registration of survey plan for the relevant sub-stage
42.	Land Dedication – Parkland / Open Space Transfer, in fee simple to Council as trustee for open space purposes, lots 900, 901, 902, 903, 904, 905, 906, 907 and 908 for parks and open spaces purposes.	Prior to the works in these lots being accepted as off-maintenance

43.	Land transfers – Sewerage Pump Station lot (Local and Sub-Regional) Transfer in fee simple, to Council as trustee for wastewater purpose, any lots containing local and sub-regional pump station (stage 1A), where such infrastructure is not located within a road reserve. Should access be required over land to the local and / or sub-regional pump station from a dedicated road, then an access easement shall be granted to Council. The plans and terms of the easement/s must be to the satisfaction of the Chief Executive Officer of the authority.	At registration of the first survey plan endorsement
44.	Easements Over Infrastructure 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. 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.	Prior to survey plan endorsement for the relevant sub-stage
45.	Small lot development easements for lots >300m² If a lot is more than 300m ² 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): i. support; ii. shelter; iii. projections; iv. maintenance; v. roof water drainage.	At or prior to survey plan endorsement for the relevant stage
Infrastructure Charges		
46.	Municipal and State Charge Pay to the MEDQ the Municipal & State Charge (calculated in accordance with the IFF)	In accordance with the IFF
47.	Implementation Charge Either: a) Pay to the MEDQ the relevant implementation charge in accordance with the ICID; OR	a) In accordance with the ICID

	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.	b) In accordance with the IFF
48.	Sub-Regional Charge & Value Capture Charge Either: 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; OR 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.	a) In accordance with the SRIA and DSRIA b) In accordance with the IFF
49.	Koala Habitat Offset Pay to MEDQ \$150 for each residential lot approved to contribute towards koala management in the region.	Prior to survey plan endorsement for each stage
Plan of Development (POD) Conditions		
No	Condition	Timing
General		
50.	Carry Out the Approved Development – POD Carry out the approved development generally in accordance with the approved Plan of Development.	Prior to commencement of use and to be maintained
51.	Compliance Assessment – Detailed design documentation a) Submit to EDQ Development Assessment DSDI for compliance assessment detailed design documentation for any Duplex on a nominated 'Duplex Allotment' as indicated on the approved Plan of Development. b) Detailed design documentation must include the following: i. Site location ii. Lot size and configuration iii. Building height iv. Plot ratio, gross floor area and 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.	Prior to commencement of building works

	c) The development shown in the detailed design documentation is to be generally in accordance with the provisions of the approved Plan of Development.	
Infrastructure Charges		
52.	Municipal and State Charge Pay to the MEDQ the Municipal & State Charge (calculated in accordance with the IFF)	In accordance with the IFF
53.	Implementation Charge Either: a) Pay to the MEDQ the relevant implementation charge in accordance with the ICID; OR 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.	a) In accordance with the ICID b) In accordance with the IFF
54.	Sub-Regional Charge & Value Capture Charge Either: 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; OR 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.	a) In accordance with the SRIA and DSRIA b) In accordance with the IFF

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 ****