



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

Our ref: DEV2023/1434

13 December 2023

Celestino Developments Pty Ltd
C/- Colliers International Engineering & Design Pty Ltd
Att: Mr Simon Ridge, Senior Engineer (Civil)
PO Box 1344
BUDDINA QLD 4575

Email: simon.ridge@colliers.com ; Matthew@goodrock.com.au

Dear Simon

S89(1)(a) Approval of PDA development application

PDA Development Application for Development Permit for Operational Work - Bulk Earthworks and Erosion and Sediment Control at 72 Riverbend Boulevard, and 155-243 and 245-247 Bushland Road, Riverbend described as Lot 800 on SP247625, and Lots 102 and 104 on SP254145

On 13 December 2023, pursuant to s.85(4)(b) of the *Economic Development Act 2012*, the Minister for Economic Development Queensland (MEDQ) decided to grant **all** of the PDA development application applied for, in accordance with the attached 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 at www.dsdilgp.qld.gov.au/pda-da-applications.

If you require any further information, please contact Marissa Bais, Planner, Development Assessment, in Economic Development Queensland, by telephone on (07) 3452 7344 or at Marissa.bais@dsdilgp.qld.gov.au, who will be pleased to assist.

Yours sincerely

Amanda Dryden
**Director
Development Assessment
Economic Development Queensland**

PDA Decision Notice

Site information		
Name of priority development area (PDA)	Greater Flagstone	
Site address	72 Riverbend Boulevard, and 155-243 and 245-247 Bushland Road, Riverbend	
Lot on plan description	Lot number	Plan description
	800	SP247625
	102	SP254145
	104	SP254145

PDA development application details	
DEV reference number	DEV2023/1434
'Properly made' date	12/09/2023
Type of application	☒ PDA development application for: ☐ Material change of use ☐ Preliminary approval ☐ Development permit ☐ Reconfiguring a lot ☐ Preliminary approval ☐ Development permit ☒ Operational work ☐ Preliminary approval ☒ Development permit ☐ Application to change PDA development approval ☐ Application to extend currency period
Proposed development	Bulk Earthworks and Erosion and Sediment Control

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	13/12/2023
Currency period	2 years from the date of the decision

Approved plans and documents			
The plans and documents approved by the MEDQ and referred to in the PDA development conditions for the PDA development approval are detailed below.			
Approved plans and documents		Number	Date
1.	Erosion & Sediment Control Plan (ESCP): Riverbend – Bulk Earthworks, Jimboomba prepared by Gallagher Environmental	GE23.054.R1a	16/11/23
2.	Flood Impact Assessment for Bulk Earthworks OPW prepared by Northrop	NL230370 Rev C	25/10/23
3.	Cover Plan prepared by Colliers	20-0190-100 Rev 4	26/10/23
4.	General Notes prepared by Colliers	20-0190-101 Rev 4	26/10/23
5.	Overall Bulk Earthworks Layout Plan prepared by Colliers	20-0190-102 Rev 4	26/10/23

6.	Bulk Earthworks Depth Range Layout Sheet 1 of 4 prepared by Colliers	20-0190-103 Rev 4	26/10/23
7.	Bulk Earthworks Depth Range Layout Sheet 2 of 4 prepared by Colliers	20-0190-104 Rev 4	26/10/23
8.	Bulk Earthworks Depth Range Layout Sheet 3 of 4 prepared by Colliers	20-0190-105 Rev 4	26/10/23
9.	Bulk Earthworks Depth Range Layout Sheet 4 of 4 prepared by Colliers	20-0190-106 Rev 4	26/10/23
10.	Bulk Earthworks Layout Plan Sheet 1 of 11 prepared by Colliers	20-0190-107 Rev 4	26/10/23
11.	Bulk Earthworks Layout Plan Sheet 2 of 11 prepared by Colliers	20-0190-108 Rev 4	26/10/23
12.	Bulk Earthworks Layout Plan Sheet 3 of 11 prepared by Colliers	20-0190-109 Rev 4	26/10/23
13.	Bulk Earthworks Layout Plan Sheet 4 of 11 prepared by Colliers	20-0190-110 Rev 4	26/10/23
14.	Bulk Earthworks Layout Plan Sheet 5 of 11 prepared by Colliers	20-0190-111 Rev 4	26/10/23
15.	Bulk Earthworks Layout Plan Sheet 6 of 11 prepared by Colliers	20-0190-112 Rev 4	26/10/23
16.	Bulk Earthworks Layout Plan Sheet 7 of 11 prepared by Colliers	20-0190-113 Rev 4	26/10/23
17.	Bulk Earthworks Layout Plan Sheet 8 of 11 prepared by Colliers	20-0190-114 Rev 4	26/10/23
18.	Bulk Earthworks Layout Plan Sheet 9 of 11 prepared by Colliers	20-0190-115 Rev 4	26/10/23
19.	Bulk Earthworks Layout Plan Sheet 10 of 11 prepared by Colliers	20-0190-116 Rev 4	26/10/23
20.	Bulk Earthworks Layout Plan Sheet 11 of 11 prepared by Colliers	20-0190-117 Rev 4	26/10/23
21.	Bulk Earthworks Details and Typical Section prepared by Colliers	20-0190-118 Rev 4	26/10/23
22.	Bulk Earthworks Site Sections Sheet 1 of 3 prepared by Colliers	20-0190-119 Rev 4	26/10/23
23.	Bulk Earthworks Site Sections Sheet 2 of 3 prepared by Colliers	20-0190-120 Rev 4	26/10/23
24.	Bulk Earthworks Site Sections Sheet 3 of 3 prepared by Colliers	20-0190-121 Rev 4	26/10/23

Preamble, abbreviations, and definitions

PREAMBLE

For the purpose of interpreting this approval, including the conditions, the following applies:

ABBREVIATIONS AND DEFINITIONS:

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

1. **Certification Procedures Manual** means the document titled *Certification Procedures Manual*, prepared by EDQ, dated April 2020 (as amended from time to time).
2. **Council** means the relevant local government for the land the subject of this approval.
3. **DSDILGP** means the Department of State Development, Infrastructure Local Government and Planning.
4. **EDQ** means Economic Development Queensland.
5. **EDQ DA** means Economic Development Queensland's – Development Assessment team.

6. **EDQ IS** means Economic Development Queensland's – Infrastructure Solutions team.
7. **EP Act** means the *Environmental Protection Act 1994*.
8. **MEDQ** means the Minister for Economic Development Queensland.
9. **PDA** means Priority Development Area.
10. **RPEQ** means Registered Professional Engineer of Queensland.

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.
- 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.

Submitting documentation to EDQ

Where a condition of this approval requires documentation to be submitted to either EDQ DA or EDQ IS, use the following email addresses:

- a) EDQ DA: pdadevelopmentassessment@dsdilgp.qld.gov.au.
- b) EDQ IS: EDQ_PrePostConstruction@dsdilgp.qld.gov.au.

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.

PDA development conditions		
No.	Condition	Timing
1.	Carry out the approved development Carry out the approved development generally in accordance with the approved plans. <i>Note: This PDA development approval does approve the clearing of any remaining vegetation.</i>	Prior to expiration of the currency period
2.	Hours of work - construction Unless otherwise endorsed, via Compliance Assessment for out of hours work, construction hours for the approved development are limited to Monday to Saturday between 6:30am to 6:30pm, excluding public holidays.	During construction unless otherwise endorsed
3.	Construction management plan a) Submit to EDQ IS a site-based Construction Management Plan (CMP), prepared by the principal site contractor, to manage construction impacts, including: i) noise and dust in accordance with the EP Act; ii) stormwater flows around and through the site without increasing the concentration of total suspended solids or Prescribed Water Contaminants (as defined in the EP Act), causing erosion, creating any ponding and causing any actionable nuisance to upstream and downstream properties; iii) contaminated land, where required under a site suitability statement prepared in accordance with section 389 of the EP Act; iv) complaints procedures; v) site management: 1. for the provision of safe and functional alternative pedestrian routes, past, through or around the site; 2. to mitigate impacts to public sector entity assets, including street trees, on or external to the site; 3. for safe and functional temporary vehicular access points and frequency of use; 4. for the safe and functional loading and unloading of materials including the location of any remote loading sites; 5. for the location of materials, structures, plant and equipment; 6. of waste generated by construction activities; 7. detailing how materials are to be loaded/unloaded; 8. of proposed external hoardings and gantries (with clearances to street furniture and other public sector entity assets); 9. of employee and visitor parking areas; 10. of anticipated staging and programming; 11. for the provision of safe and functional emergency exit routes; and 12. any out of hours work as endorsed via Compliance Assessment.	a) Prior to commencing work

PDA development conditions		
No.	Condition	Timing
	b) A copy of the CMP submitted under part a) of this condition must be current and available on site. c) Carry out all construction work generally in accordance with the CMP submitted under part a) of this condition.	b) During construction c) During construction
4.	Erosion and sediment management a) Submit to EDQ IS an Erosion and Sediment Control Plan (ESCP) including appropriate construction staging plans, certified by an accredited professional in erosion and sediment control (CPESC), and prepared generally in accordance with the following: i) <i>IECA Best Practice Erosion and Sediment Control dated November 2008</i> ii) Construction phase stormwater management design objectives of the <i>State Planning Policy 2017</i> (Appendix 2 Table A); iii) <i>Healthy Land and Water Technical Note: Complying with the SPP – Sediment Management on Construction Sites.</i> iv) <i>Urban Stormwater Quality Planning Guidelines dated 2010</i> b) Implement the certified ESCP submitted under part a) of this condition. c) Undertake regular monitoring of the erosion and sediment measures in accordance with section 4 of the ESCP implemented under part b) of this condition d) Submit to EDQ IS a report documenting the monitoring undertaken though part c) of this condition within 30 days of this monitoring being undertaken.	a) Prior to commencing work b) During construction c) On-going d) As indicated
5.	Public infrastructure (damage, repairs and relocation) a) Repair any damage to existing public infrastructure caused by works carried out in association with the approved development. b) Should existing public infrastructure require repair or relocation, due to the approved development and/or works associated with the approved development, repair and/or relocate the public infrastructure at no cost to others and in accordance with statutory requirements and adopted design standards. <i>NOTE: It is recommended applicants record their own dated photographic evidence of the condition of relevant existing public infrastructure both before and after works carried out in association with the approved development.</i>	a) Prior to practical completion b) Prior to practical completion

STANDARD ADVICE

Please note that 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 ****