



Our ref: DEV2024/1539

28 February 2025

Celestino Pty Limited
C/- PSA Consulting
Att: Mr David Ireland
PO Box 10824
BRISBANE QLD 4000

Email: david@psaconsult.com.au

Dear David

S89(1)(a) Approval of PDA Development Application
PDA Development Permit for Operational Work for Vegetation Clearing at 72 Riverbend Boulevard, Riverbend described as Lot 800 on SP247625

On 28 February 2025, 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 website at [Current applications and approvals](#).

If you require any further information, please contact Michael Fallon, Planner, Development Assessment, in Economic Development Queensland, by telephone on (07) 3452 7097 or at Michael.fallon@edq.qld.gov.au, who will 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, Riverbend	
Lot on plan description	Lot number	Plan description
	800	SP247625
PDA development application details		
DEV reference number	DEV2024/1539	
'Properly made' date	15 October 2024	
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	Vegetation Clearing	
PDA development approval details		
Decision of the MEDQ	The MEDQ has decided to grant <u>all</u> of the PDA development approval applied for, <u>subject to</u> PDA development conditions forming part of this decision notice The approval is for: • Operational Works for Vegetation Clearing	
Decision date	28 February 2025	
Currency period	2 years from the date of the decision	
Assessment Team		
Assessment Manager (Lead)	Michael Fallon, Planner	
Manager	Leila Torrens, Manager	
Engineer	Jack Landsberg, Principal Technical Officer	
Delegate	Amanda Dryden, Director	

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.	Vegetation Clearing & Fauna Management Plan, prepared by Saunders Havill Group	8107, Issue A	19/09/2024 and amended in red 13/02/2025
2.	Erosion & Sediment Control Plan (ESCP): Road Crossing Clearing Phase, Riverside, Jimboomba, prepared by Gallagher Environmental	GE24.069.R1a	29/01/2025

Preamble, abbreviations, and definitions

PREAMBLE

Nil

ABBREVIATIONS AND DEFINITIONS

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

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

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*.

MEDQ means the Minister for Economic Development Queensland.

PDA means Priority Development Area.

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@edq.qld.gov.au

b) EDQ IS: PrePostConstruction@edq.qld.gov.au

[illegible]

PDA Development Conditions		
No.	Condition	Timing
	c) Carry out all construction work generally in accordance with the CMP submitted under part a) of this condition.	c) During construction
5.	Erosion and Sediment Management Implement the approved <i>Erosion & Sediment Control Plan (ESCP)</i> , prepared by Gallagher Environmental dated 29/01/25, as referenced in the approved documents of this development permit.	During construction
6.	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
Landscape and Environment		
7.	Vegetation clearing a) Undertake vegetation clearing generally in accordance with the approved <i>Vegetation Clearing & Fauna Management Plan, 8107 Issue A, dated 19/09/2024 and amended in red 13/02/2025, prepared by Saunders Havill Group.</i> b) Vegetation clearing is to be supervised by a qualified arborist (AQF Level 5). c) Submit to EDQ DA, written certification from a qualified arborist (AQF Level 5) that vegetation clearing has been carried out generally in accordance with part a) of this condition.	a) At all times b) At all times c) Within 3 months of completion of clearing
8.	Fauna spotter a) A licensed Wildlife Spotter/Catcher under the <i>Nature Conservation Act 1992</i> is to undertake a survey of the site to identify any fauna or habitat features (e.g. nests, tree hollows) and certify that any necessary fauna protection measures or relocation procedures have been implemented. b) A licensed Wildlife Spotter/Catcher must be present during the vegetation clearing.	a) Prior to commencement of vegetation clearing b) At all times during vegetation clearing

PDA Development Conditions		
No.	Condition	Timing
	c) Submit to EDQ DA certification from the licensed Wildlife Spotter/Catcher that vegetation clearing and fauna protection measures was carried out generally in accordance with the conditions of approval.	c) Within 3 months of the completion of vegetation clearing

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 ****