



Our ref: DEV2016/811/7

27 May 2025

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

Email: david@psaconsult.com.au

Dear Mr Ireland

Section 99 Approval - Application to Change PDA Development Approval

PDA Preliminary Approval for a Material Change of Use (Master Plan) with Context Plan at 72 Riverbend Boulevard, 1434-1586 Teviot Road, 155-243 Bushland Road, 245-247 Bushland Road, 1394-1432 Teviot Road and 1294-1352 Teviot Road, Jimboomba described as Lot 800 on SP247625, Lots 101-102 and 104-106 on SP254145

On 27 May 2025 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 [Current applications and approvals](#).

If you require any further information, please contact Matthew Buchanan, Principal Planner, Development Assessment, in Economic Development Queensland, by telephone on (07) 3452 7835 or at matthew.buchanan@edq.qld.gov.au, who will assist.

Yours sincerely

Amanda Dryden
Director
Development Assessment
Economic Development Queensland



PDA Decision Notice – Approval

Site information		
Name of priority development area (PDA)	Greater Flagstone	
Site address	72 Riverbend Boulevard, 1434-1586 Teviot Road, 155-243 Bushland Road, 245-247 Bushland Road, 1394-1432 Teviot Road and 1294-1352 Teviot Road, Jimboomba	
Lot on plan description	Lot number	Plan description
	800	SP247625
	101	SP254145
	102	SP254145
	104	SP254145
	105	SP254145
	106	SP254145
PDA development application details		
DEV reference number	DEV2016/811/7	
'Properly made' date	17 September 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	
Description of proposal applied for	PDA Preliminary Approval for a Material Change of Use (Master Plan) with Context Plan	
PDA development approval details		
Decision of the MEDQ	The MEDQ has decided to grant all of the PDA development approval applied for, subject to PDA development conditions forming part of this decision notice	
Original Decision date	21 September 2017	
Change to approval date	27 May 2025	
Currency period	20 years from the original decision date	

Assessment Team	
Assessment Manager (Lead)	Matthew Buchanan, Principal Planner
Manager	Jennifer Sneesby, Manager
Engineer	Demi Ebrahimi, Principal Engineer
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.	Master Plan, prepared by Place Design Group, Revision E	4123001 - 13	14/03/2025 and amended in red on 28/04/2025
2.	Attachment 2 – Riverbend Master Planned Community Land Use Table, V2	1694	20/12/2024
3.	Site Based Stormwater Management Plan – Riverbend, Jimboomba, Revision C	NL230370	20/03/2025 and amended in red on 17/04/2025

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.

Approved plans and documents		Number	Date
1.	Context Plan, prepared by Place Design Group, Revision E	4123001 - 12	14/03/2025 and amended in red on 28/04/2025

Abbreviations, and Definitions

ABBREVIATIONS AND DEFINITIONS

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

EDQ means Economic Development Queensland

DCOP means the Development Charges and Offset Plan (July 2024) that applies to the PDA as amended or replaced from time to time.

MEDQ means The Minister of Economic Development Queensland.

PDA means Priority Development Area.

Compliance assessment

Where a condition of this PDA Development Approval requires compliance assessment, compliance assessment is required in accordance with the following:

- a) The applicant must:
 - i. pay to MEDQ at the time of submission the relevant fee for compliance assessment, including any third party peer review costs which will be charged on a 100% cost recovery basis. The compliance assessment fees are set out in the MEDQ's development assessment fee schedule (as amended from time to time).
 - ii. submit to MEDQ a duly completed compliance assessment form.
 - iii. submit to MEDQ plans/supporting information as required under the relevant condition of approval.
- b) b) Compliance assessment and endorsement by EDQ Development Assessment, 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, to determine the relevant plans/supporting information required to be submitted.
 - ii. ii. the applicant submits plans/supporting information as required under the relevant condition of approval for compliance assessment.
 - iii. within 20 business days – EDQ Development Assessment, 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 within 20 business days from the date of the notice.
 - v. within 20 business days – EDQ Development Assessment 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.

3.	Compliance Assessment - Overarching Site Strategies a) Submit to EDQ Development Assessment for Compliance Assessment overarching site strategies for: i) Ecological sustainability and innovation ii) Community development iii) Employment and economic development that identify the implementation works that would be considered for an offset against the implementation charge generally in accordance with Practice Note No. 15, Implementation Works in Greenfield PDAs, March 2014. b) The overarching site strategies must include a monitoring program that on a yearly basis provides a report that analyses the achievement against the set targets. Should the monitoring program identify that delivery differs from the target in any reporting period, a mitigation plan, setting out how the target will be achieved in the next review period must accompany the report.	a) Prior to survey plan endorsement of the first stage of development b) As indicated
4.	Compliance Assessment – Housing Affordability and Diversity Overarching Site Strategy a) Submit to EDQ Development Assessment, for Compliance Assessment a Housing Affordability and Diversity Overarching Site Strategy that outlines: i) an approach to deliver 25% of housing that is affordable to first home buyers and key workers generally in accordance with PDA Guideline 16 – Housing (as amended from time to time) ii) an approach to deliver 10% accessible housing iii) an approach to deliver 5% social housing b) Include a monitoring program that on a yearly basis provides a report that analyses the achievement against the set targets. Should the monitoring program identify that delivery differs from the target in any reporting period, a mitigation plan, setting out how the target will be achieved in the next review period must accompany the report.	a) Prior to approval of the first ROL application b) As indicated
5.	Compliance Assessment – Natural Environment Overarching Site Strategy a) Submit for Compliance Assessment an Overarching Site Strategy for the management of the natural environment detailing: i) measures to conserve and enhance the site’s biodiversity values (areas of ecological significance, waterways and vegetation management); ii) strategies for the protection of remnant endangered vegetation containing endangered regional ecosystems	a) Prior to approval of the first ROL application

	where proven by ground truthing to be viable; iii) management plans to be provided to address the clearing of non-viable remnant vegetation containing endangered regional ecosystems; iv) rehabilitation strategies for any corridors of native vegetation to improve habitat extent and wildlife movement; v) any buffering to Logan River and areas of environmental significance which have associated conservation, biodiversity, habitat or scenic amenity values; vi) an ecological assessment of the site, including an assessment of the site for threatened species and identification of areas of vegetation to be retained and a detailed vegetation clearing plan; vii) measures to avoid, minimise and offset clearing the <i>Melaleuca irbyana</i> in the site; viii) strategies for fauna movement that provides for koala sensitive design to provide for safe koala movement and fauna exclusion and fauna friendly fences; ix) strategies to prevent land degradation and the management of dispersive/sodic soils; x) strategies to rehabilitate major drainage lines; xi) strategies for bushfire management; xii) strategies for pest and weed management; and xiii) strategies for monitoring vegetation rehabilitation. b) This overarching site strategy, as amended from time to time, will guide future development decisions in relation to the site. c) Include a monitoring program that on a yearly basis provides a report that analyses the achievement against the set targets. Should the monitoring program identify that delivery differs from the target in any reporting period, a mitigation plan, setting out how the target will be achieved in the next review period must accompany the report.	b) As indicated c) As indicated
6.	Compliance Assessment – Community Facility Infrastructure Master Plan Submit to EDQ Development Assessment for Compliance Assessment a Community Facilities Infrastructure Master Plan for the delivery of serviced land for municipal and state community facilities which: i) reflects the land transfer rates set out in the tables below, unless a relevant infrastructure agreement provides to the contrary; ii) identifies an indicative location and timing for the land transfer for the community facilities within the ultimate development; and iii) identifies how the land will be serviced and made ready for use.	Prior to approval of the first ROL application

	Table 1: Serviced land requirements for State community Facilities <table border="1"> <thead> <tr> <th>Facility or service</th><th>Number of facilities</th><th>Site/facility area</th></tr> </thead> <tbody> <tr> <td>State primary schools</td><td>1</td><td>Minimum 7ha each, unless otherwise agreed to with the Queensland Department of Education and Training</td></tr> </tbody> </table> Table 2: Serviced land requirements for municipal facilities <table border="1"> <thead> <tr> <th>Facility or service</th><th>Number of facilities</th><th>Site/facility area</th></tr> </thead> <tbody> <tr> <td>Local community centre/hub</td><td>2</td><td>0.12ha each</td></tr> </tbody> </table> Advisory Note <i>In considering the delivery of community facilities, variances in the provision of land or number of facilities will be considered where alternative, innovative solutions that would benefit the community can be demonstrated.</i> <i>The Department of Education have indicated that both additional school sites (PS017 and SS006) will be required. Compliance with relevant standards must be provided at time of lodgment of the ROL that adjoins/contains the potential school sites. These sites are not included in the table above as they are not subject to delivery pursuant to the Development Charges and Offset Plan.</i>	Facility or service	Number of facilities	Site/facility area	State primary schools	1	Minimum 7ha each, unless otherwise agreed to with the Queensland Department of Education and Training	Facility or service	Number of facilities	Site/facility area	Local community centre/hub	2	0.12ha each	
Facility or service	Number of facilities	Site/facility area												
State primary schools	1	Minimum 7ha each, unless otherwise agreed to with the Queensland Department of Education and Training												
Facility or service	Number of facilities	Site/facility area												
Local community centre/hub	2	0.12ha each												
7.	Community Greenspace Infrastructure Master Plan Submit to EDQ Development Assessment for Compliance Assessment a Greenspace Infrastructure Master Plan that reflects the design standards of EDQ Guideline 12 – Park Planning and Design (May 2015) and the land transfer rates as set out below: - Recreation parks – 2.8ha per 1,000 population - Sports parks – 1.8ha per 1,000 population For an ultimate total park network of 4.6ha per 1,000 population.	Prior to approval of the first ROL application following approval of DEV2016/811/7												
Engineering														
8.	Compliance Assessment – Water Quality Management Plan for development within Seqwater Catchment Prior to the lodgement of any development application for Material Change of Use or ROL (excluding management lots) where the subject site drains into the waterway upstream of the weir and is within 400 metres of the: Seqwater easement abutting the weir pool; or	As indicated												

	- northern property boundary of Lot 3 on SP201569, submit to EDQ Development Assessment, for Compliance Assessment a Water Quality Management Plan for development proposed generally in accordance with the Development Guidelines for <i>Water Quality Management in Drinking Water Catchments 2012</i>. The Water Quality Management Plan shall include and address the following: - Details of specific stormwater management measures/devices to control the stormwater from the development - Development does not compromise the Drinking Water Environmental Values of the <i>Environmental Protection (Water) Policy 2009</i>. In particular addressing the values relating to pathogens (cryptosporidium, giardia, e. coli), manganese, iron, turbidity (addressed as NTU), conductivity, and dissolved organic carbon.	
9.	Compliance Assessment – Emission and Hazardous Activities Assessment and Management Plan Prior to the lodgement of any development application within 150m from Lot 141 on S312748 (Water Treatment Plant site) that permits development containing sensitive uses, submit to EDQ Development Assessment, for Compliance Assessment an Emission and Hazardous Activities Assessment and Management Plan, certified by a suitable qualified professional, in support of any sensitive land use. The report shall demonstrate that the proposed development: - is designed to avoid or otherwise minimise adverse impacts from emissions that will affect the health and safety, wellbeing and amenity of communities and individuals, and - supports the achievement of the relevant acoustic and air quality objectives of the: <i>Environmental Protection (Noise) Policy 2008</i>, and <i>Environmental Protection (Air) Policy 2008</i>; and - does not compromise the viability of existing or future stages of the Seqwater Water Treatment Plant within Lot 141 on S312748.	As indicated
10.	Compliance Assessment – Earthworks Infrastructure Master Plan - Submit to EDQ Development Assessment for Compliance Assessment an Infrastructure Master Plan for earthworks. - This Infrastructure Master Plan must: - Provide a geotechnical report that broadly identifies areas of high risk, for example, slope stability, works within and adjoining creek environments and erosion etc. - Generally comply with AS3798-2007-Guidelines on	Prior to approval of the first ROL application

	Earthworks for Commercial and Residential Developments iii) address the implications of the dispersive/sodic soils in the future development of any Earthworks Management Plan for subsequent applications. iv) Prioritise erosion prevention measures over control measures and proposing overall procedures and strategies that would need to be implemented in the preparation of an Earthworks Management Plan; and v) Detail measures to minimise the heights of any retaining wall over 1.0m in height.	
11.	Compliance Assessment – Movement Network a) Submit to EDQ Development Assessment for Compliance Assessment a Movement Network Infrastructure Master Plan detailing: i) An analysis of the regional and local context, both existing and future infrastructure including: a. Road network i.e., road hierarchy and cross-sections b. Public transport c. Active transport (walking, and cycling) d. Private vehicle ii) Demonstrate how to manage travel demand. Advice Notes 1. <i>Where the road hierarchy endorsed through the Movement Network Infrastructure Master Plan is different to that shown on the approved Master Plan and/or endorsed Context Plan, a change to these plans may be required.</i> 2. <i>Offsets for trunk infrastructure, including roads are limited to the extent and values identified by the Development Charges and Offset Plan (DCOP) as amended from time to time. Any additional infrastructure costs, regardless of size/function (whether these relate to additional infrastructure length, increased size/scope, or new infrastructure items), are considered non-trunk, and should not be considered offsetable unless otherwise agreed by EDQ.</i>	Prior to approval of the first ROL application
12.	Compliance Assessment – Water and Sewerage Infrastructure Master Plan Submit to EDQ IS for Compliance Assessment an updated Water and Sewerage Infrastructure Master Plan based on the current Council's Desired Standard of Services (DSS) and reflective of the current regional servicing strategies, supported by: a) A sewer catchment plan that includes: i) Identification of all gravity catchments. ii) infrastructure required to service the south-western catchments, including proposed interim solutions if the land to the south cannot be accessed.	Prior to approval of the first ROL application

b) A Water Network Analysis that includes: i) appropriate District Metered Areas (DMA) planning, with a topographical range of 25-30m is provided to achieve LCC's target pressure range ($\approx$25-55m). ii) a DN375 trunk main spine through the development as identified in the DCOP for resilience and provision of direct connection to the proposed DMAs. The southern section of the DN375 must be relocated along the southern trunk road connector. iii) an allowance for a trunk connection to the Seqwater DN375 along Bushland Road; iv) revised hydraulic modelling that justifies the extent of the proposed pumping zones based on actual topographical conditions. The revised design must demonstrate that pumping is limited only to areas where it is hydraulically necessary, considering the 110m BWL of the future Lower Flagstone tanks and existing site topography. v) pressure outputs from the model to rationalise the proposed DN250 diameter. vi) a fire flow assessment, including 30L/s fire flow analysis for areas zoned for school, commercial and high density residential development; vii) proposed interim supply arrangements that are feasible within the existing and committed short-term water network. viii) Provision of a DN600 trunk water main within the road corridor for the southern trunk road connector from Bushland Road to Teviot Road to allow the connection of the future Wyaralong Interconnector Pipeline with the planned South Flagstone Water Reservoir. Advice Note <i>An endorsed Water and Sewer IMP is required to develop a Precinct Network Plan which is a requirement for each future application for development permit.</i>	
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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 ****