

Our ref: DEV2025/1692

20 November 2026

Celestino Developments Pty Ltd
C/- PSA Consulting
Att: Mr Paul Hanly
Email: paul.hanly@psaconsult.com.au

Dear Applicant

Priority Development Area (PDA) Decision Notice

Notice given under section 89(1) of the Economic Development Act 2012

PDA:	Greater Flagstone
PDA Development Type:	Development Permit for RaL -Subdivision of land for management lots and access easement
Property Location:	72 Riverbend Boulevard; 1294-1352, 1394-1432 and 1434-1586 Teviot Road; and 155-243 and 245-247 Bushland Road, Riverbend
Property Description:	Lots 101, 102, 104, 105, and 106 on SP254145 and Lot 800 on SP247625

On 20 November 2025, Economic Development Queensland (EDQ) decided to approve **all** of the above PDA Development Application subject to PDA Development Conditions in accordance with the attached Decision Notice.

The Decision Notice and approved plans and documents can also be viewed on EDQ's website at [Current applications and approvals](#).

If you require any further information, please contact Carly Prenzler on (07) 3882 8475 or by email at Carly.Prenzler@edq.qld.gov.au.

Yours sincerely



Adam Dunn
Director
Development Services
Economic Development Queensland
cc. Logan City Council – Email: council@logan.qld.gov.au

1 William Street Brisbane
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Queensland 4002 Australia
Website www.edq.qld.gov.au
ABN 65 959 415 158

PDA Decision Notice

Approved form made under section 175 of the *Economic Development Act 2012*

Site information

Name of Priority Development Area (PDA)	Greater Flagstone	
Site address	72 Riverbend Boulevard; 1294-1352, 1394-1432 and 1434-1586 Teviot Road; and 155-243 and 245-247 Bushland Road, Riverbend	
Lot on plan description	Lot number	Plan description
	Lots 101, 102, 104, 105, and 106	SP254145
	Lot 800	SP247625

PDA Development Approval details

DEV Reference No.	DEV2025/1692
PDA Development Approval Type	☐ Material change of use ☐ PDA Preliminary Approval ☐ PDA Development Permit ☒ Reconfiguring a lot ☐ PDA Preliminary Approval ☒ PDA Development Permit ☐ Operational work ☐ PDA Preliminary Approval ☐ PDA Development Permit
Approval details	<i>Subdivision of land – 6 Lots into 17 Management Lots and Access Easement</i>
Decision	EDQ has decided to grant all of the PDA Development Approval applied for, subject to PDA Development Conditions forming part of this Decision Notice.
Decision date	20 November 2025
Currency Period	4 years from the Decision date

Approved plans and documents

The plans and documents approved and referred to in the PDA Development Conditions for the PDA Development Approval are detailed below.

Plan/Document Name	Reference No.	Prepared By	Date
1. Appendix 1 Management Lot Plan	A2 1239 Issue D	dts urban planning, surveying and development	20 August 2025

Submitting documentation to EDQ

Where a condition of this approval requires documentation to be submitted to either EDQ Development Services use the online Customer Portal <https://portal.edq.qld.gov.au/> or send to:

- a) EDQ DA: developmentservices@edq.qld.gov.au

PDA Development Conditions

No.	Condition	Timing
1.	Carry out the approved development Carry out the approved development generally in accordance with the approved plans, drawings and documents.	Prior to survey plan endorsement
2	Maintain the approved development Maintain the approved development generally in accordance with the approved plans and documents, and any other approval or endorsement required by these conditions.	At all times

Engineering conditions

3	Access Easement a) Submit to EDQ DS easement documentation for the Access Easement from Bushland Road in favour of lot 500 in accordance with the approved plan.	a) Prior to survey plan endorsement
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Infrastructure contributions

4	Infrastructure Charges Pay to the MEDQ infrastructure charges in accordance with the DCOP, indexed to the date of payment. Where that application is a MCU, certified construction plans detailing the GFA must also be provided to the MEDQ prior to commencement of use for calculation of final charges	In accordance with the DCOP
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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.

