

Our ref: DEV2025/1695

19 May 2026

Celestino Developments Pty Ltd  
C/- PSA Consulting  
Attn: Mr Paul Hanly  
[paul.hanly@psaconsult.com.au](mailto:paul.hanly@psaconsult.com.au)

Dear Applicant

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

**Priority Development Area (PDA):** Greater Flagstone  
**PDA Development Type:** Development Permit for Reconfiguring a Lot (855 Residential Lots, 3 Multiple Density Lots, 1 Primary School Lot, parks, drainage and new roads) and Plan of Development  
**Property Location:** 1294-1352, 1394-1432 and 1434-1586 Teviot Road, 155-243 Bushland Road and 72 Riverbend Boulevard, Riverbend  
**Property Description:** Lot 101 on SP254145, Lot 102 on SP254145, Lot 105 on SP254145, Lot 106 on SP254145 and Lot 800 on SP247625

On 19 May 2026, Economic Development Queensland (EDQ) decided to approve **all** of the above PDA Development Application subject to PDA Development Conditions in accordance with the attached PDA 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 Rachel Ritchie, Principal Planner on (07) 3522 8586 or by email at [rachel.ritchie@edq.qld.gov.au](mailto:rachel.ritchie@edq.qld.gov.au).

Yours sincerely



Amanda Dryden  
**A/Group Director**  
**Development Services**  
**Economic Development Queensland**

Cc: Logan City Council

## PDA Decision Notice

Site information		
Name of Priority Development Area (PDA)	Greater Flagstone	
Site address	1294-1352, 1394-1432 and 1434-1586 Teviot Road, 155-243 Bushland Road and 72 Riverbend Boulevard, Riverbend	
Lot on plan description	Lot number	Plan description
	101	SP254145
	102	SP254145
	105	SP254145
	106	SP245145
	800	SP247625
PDA Development Approval details		
DEV Reference No.	DEV2025-FLA-4182	
PDA Development Approval Type	<input type="checkbox"/> Material change of use <ul style="list-style-type: none"> <li><input type="checkbox"/> PDA Preliminary Approval</li> <li><input type="checkbox"/> PDA Development Permit</li> </ul> <input checked="" type="checkbox"/> Reconfiguring a lot <ul style="list-style-type: none"> <li><input type="checkbox"/> PDA Preliminary Approval</li> <li><input checked="" type="checkbox"/> PDA Development Permit</li> </ul> <input type="checkbox"/> Operational work <ul style="list-style-type: none"> <li><input type="checkbox"/> PDA Preliminary Approval</li> <li><input type="checkbox"/> PDA Development Permit</li> </ul>	
Approval details	Development Permit for Reconfiguring a Lot (855 Residential Lots, 3 Multiple Density Lots, 1 Primary School Lot, parks, drainage and new roads) and Plan of Development	
Decision	EDQ has decided to grant <b>all</b> of the PDA Development Approval applied for, <b>subject to</b> PDA Development Conditions forming part of this Decision Notice.	
Decision date	19 May 2026	
Currency Period	6 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.	Precinct 1 – Overall Precinct 1	4123001-26, Revision F	Place Design Group	12 March 2026
2.	Precinct 1 – Staging Plan	4123001-27, Revision F	Place Design Group	12 March 2026
3.	Precinct 1 – Plan of Subdivision	4123001-28, Revision H	Place Design Group	12 March 2026
4.	Precinct 1 ROL – Development Statistics	4123001-29, Revision H	Place Design Group	12 March 2026
5.	Precinct 1 ROL – Stage 1A and Stage 1B	4123001-30, Revision H	Place Design Group	12 March 2026
6.	Precinct 1 ROL – Stage 2	4123001-31, Revision H	Place Design Group	12 March 2026
7.	Precinct 1 ROL – Stage 3	4123001-32, Revision H	Place Design Group	12 March 2026
8.	Precinct 1 ROL – Stage 4	4123001-33, Revision H	Place Design Group	12 March 2026
9.	Precinct 1 ROL – Stage 5	4123001-34, Revision H	Place Design Group	12 March 2026
10.	Precinct 1 ROL – Stage 6	4123001-35, Revision H	Place Design Group	12 March 2026
11.	Precinct 1 ROL – Stage 7	4123001-36, Revision H	Place Design Group	12 March 2026
12.	Precinct 1 ROL – Stage 8	4123001-37, Revision H	Place Design Group	12 March 2026
13.	Precinct 1 ROL – Stage 9	4123001-38, Revision H	Place Design Group	12 March 2026
14.	Precinct 1 ROL – Stages 10 and 12	4123001-39, Revision H	Place Design Group	12 March 2026
15.	Precinct 1 ROL – Stage 11	4123001-40, Revision G	Place Design Group	12 March 2026
16.	Precinct 1 Plan of Development – Design Criteria	4123001-41, Revision F	Place Design Group	16 March 2026
17.	Precinct 1 Plan of Development – Table and Diagrams	4123001-42, Revision F	Place Design Group	16 March 2026

18.	Precinct 1 POD – Stage 1A	4123001-43, Revision D	Place Design Group	16 March 2026
19.	Precinct 1 POD – Stage 2	4123001-44, Revision D	Place Design Group	16 March 2026
20.	Precinct 1 POD – Stage 3	4123001-45, Revision D	Place Design Group	16 March 2026
21.	Precinct 1 POD – Stage 4	4123001-46, Revision D	Place Design Group	16 March 2026
22.	Precinct 1 POD – Stage 5	4123001-47, Revision D	Place Design Group	16 March 2026
23.	Precinct 1 POD – Stage 7	4123001-48, Revision D	Place Design Group	16 March 2026
24.	Precinct 1 POD – Stage 8	4123001-49, Revision D	Place Design Group	16 March 2026
25.	Precinct 1 POD – Stage 9	4123001-50, Revision D	Place Design Group	16 March 2026
26.	Precinct 1 POD – Stage 10	4123001-51, Revision D	Place Design Group	16 March 2026
27.	Precinct 1 POD – Stage 11	4123001-52, Revision D	Place Design Group	16 March 2026
28.	Precinct 1 – Car Parking Management Plan	4123001-53, Revision G	Place Design Group	16 March 2026
29.	Precinct 1 – Engineering Services Report	25-0093.ESR, Version 2	Colliers	13 March 2026
30.	Water Supply and Sewer Precinct Network Plan (PNP) Modelling Assessment	Version 1	H2One	24 March 2026
31.	Stormwater Report	NL230370-00, Revision 4	Northrop	22 April 2026
32.	Civil Plans - Bulk Earthworks	25-0093, Drawings DA-0003, DA-0100 and DA-0101, DA-0121 to DA-0124, Revision C and DA0102 to DA-0120, Revision D	Colliers	22 April 2026
33.	Civil Plans – Road Sections	25-0093, Drawings DA-0200 to DA-0206, Revision C	Colliers	22 April 2026
34.	Civil Plans – Concept Roadworks and Drainage Layout Plans	DA-0230 to DA-0248, Revision D	Colliers	22 April 2026

35.	Civil Plans – Concept Roadworks Intersection Layout Plans	25-0093, DA-0250 to DA-0254, Revision C DA-0255 to DA-0257, Revision A	Colliers	22 April 2026
36.	Civil Plans – Concept Stormwater Catchment Layout Plans	25-0093, Drawings DA-0300 to DA-0303, Revision D	Colliers	22 April 2026
37.	Civil Plans – Concept Basin Layout Plans	25-0093, Drawings DA-0400 to DA-0405, Revision D	Colliers	22 April 2026
38.	Civil Plans – Sewerage and Water Reticulation Layout Plans	25-0093, Drawings DA-0500 and DA-0501, Revision D; and DA-0502 to DA-0520, Revision C	Colliers	22 April 2026
39.	Bushfire Management Plan	2543567, Report No. N25-0358, Issue B	Covey Associates	March 2026
40.	Road Traffic Noise Intrusion Assessment	620.041596.00003, Revision 3.0	SLR	12 March 2026
41.	Precinct 1 – Traffic Impact Assessment	1962, Version 7	PSA Consulting	17 April 2026
42.	Landscape Master Plan	25-269, Revision E	Arcadia	29 September 2025
<b>Supporting Plans and Documents</b>		<b>Reference No.</b>	<b>Prepared By</b>	<b>Date</b>
43.	Endorsed Context Plan	4123001-12, Revision E	Place Design Group	14 March 2025
44.	Approved Master Plan	4123001-13, Revision E	Place Design Group	14 March 2025

### Compliance assessment

Where a condition of this approval requires Compliance Assessment, the following is required;

a) The Applicant must:

- i) pay to EDQ 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 Schedule<sup>1</sup> (as amended from time to time).
- ii) submit to EDQ DA a duly completed Compliance Assessment form<sup>2</sup>.

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

<sup>2</sup> The Compliance Assessment form is available at EDQ's website. It sets out how to submit documentation for

- 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) the Applicant submits items required under a) above to EDQ Development Services for Compliance Assessment.
  - ii) **within 20 business days** – MEDQ 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 EDQ, use the following submission pathways:

- a) For conditions requiring Compliance Assessment via the [EDQ Customer Portal](#) or via [developmentservices@edq.qld.gov.au](mailto:developmentservices@edq.qld.gov.au).
- b) For conditions requiring the submission of material related to the [Certification Procedures Manual \(CPM\)](#) process via the CPM [Digital Submission system](#).

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Compliance Assessment and how to pay Compliance Assessment fees.

<b>PDA Development Conditions</b>		
<b>No.</b>	<b>Condition</b>	<b>Timing</b>
<b>1.</b>	<p><b>Carry out the Approved Development</b></p> <p>Carry out the approved development generally in accordance with:</p> <ul style="list-style-type: none"> <li>a) the approved POD;</li> <li>b) the approved plans and documents; and</li> <li>c) any documentation endorsed via Compliance Assessment as required by these conditions.</li> </ul>	Prior to survey plan endorsement for the relevant stage
<b>2.</b>	<p><b>Street naming</b></p> <p>Submit to EDQ a schedule of street names approved by Council.</p>	Prior to survey plan endorsement for the relevant stage
<b>Construction of development</b>		
<b>3.</b>	<p><b>Hours of Work – Construction</b></p> <p>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.</p>	During construction unless otherwise endorsed
<b>4.</b>	<p><b>Out of Hours Work – Compliance Assessment</b></p> <p>Where out of hours work is proposed, submit to EDQ, for Compliance Assessment, an out of hours work request. The out of hours work request must include a duly completed out of hours work request form<sup>3</sup>.</p>	Minimum of 10 business days prior to proposed out of hours work commencement date
<b>5.</b>	<p><b>Certification of Operational Work</b></p> <p>Carry out all Operational Work under this approval in accordance with the <i>Certification Procedures Manual</i>.</p>	At all times
<b>6.</b>	<p><b>Construction Management Plan</b></p> <ul style="list-style-type: none"> <li>a) Submit to EDQ a site-based Construction Management Plan (CMP), prepared by the principal site contractor and reviewed by a suitably qualified and experienced person responsible for overseeing the site works, to manage construction impacts, including: <ul style="list-style-type: none"> <li>i. noise and dust in accordance with the EP Act;</li> <li>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;</li> <li>iii. contaminated land, where required under a site suitability statement prepared in accordance with section 389 of the EP Act;</li> <li>iv. complaints procedures;</li> <li>v. site management: <ul style="list-style-type: none"> <li>a) for the provision of safe and functional alternative pedestrian routes, past, through or around the site;</li> <li>b) to mitigate impacts to public sector entity assets, including street trees, on or external to the site;</li> <li>c) for safe and functional temporary vehicular access points and frequency of use;</li> <li>d) for the safe and functional loading and unloading of materials including the location of any remote loading sites;</li> <li>e) for the location of materials, structures, plant and equipment;</li> </ul> </li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>a) Prior to commencing work for the relevant stage</li> <li>b) During construction</li> <li>c) During construction</li> </ul>

<sup>3</sup> The out of hours work request form is available at EDQ's website.

PDA Development Conditions		
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	<ul style="list-style-type: none"> <li>f) of waste generated by construction activities;</li> <li>g) detailing how materials are to be loaded/unloaded;</li> <li>h) of proposed external hoardings and gantries (with clearances to street furniture and other public sector entity assets);</li> <li>i) of employee and visitor parking areas;</li> <li>j) of anticipated staging and programming;</li> <li>k) for the provision of safe and functional emergency exit routes; and</li> <li>l) any out of hours work as endorsed via Compliance Assessment.</li> </ul> <p>b) A copy of the CMP submitted under part a) of this condition must be current and available on site.</p> <p>c) Carry out all construction work generally in accordance with the CMP submitted under part a) of this condition.</p>	
7.	<p><b>Erosion and Sediment Management</b></p> <p>a) Submit to EDQ an Erosion and Sediment Control Plan (ESCP), certified by a RPEQ or an accredited professional in erosion and sediment control, and prepared generally in accordance with the following:</p> <ul style="list-style-type: none"> <li>i. construction phase stormwater management design objectives of the <i>State Planning Policy 2017</i> (Appendix 2 Table A);</li> <li>ii. <i>Healthy Land and Water Technical Note: Complying with the SPP – Sediment Management on Construction Sites</i>.</li> </ul> <p>b) Implement the certified ESCP submitted under part a) of this condition.</p>	<p>a) Prior to commencing work for the relevant stage</p> <p>b) During construction</p>
8.	<p><b>Traffic Management Plan</b></p> <p>a) Submit to EDQ IS a Traffic Management Plan (TMP), certified by a person holding a current Traffic Management Design qualification. The TMP must include the following:</p> <ul style="list-style-type: none"> <li>i. provision for the safe and functional management of traffic around and through the site during and outside of construction work hours;</li> <li>ii. provision for the safe and functional management of pedestrian traffic, including alternative pedestrian routes past, through or around the site;</li> <li>iii. ensure and maintain access to the occupational railway crossing for construction and maintenance traffic only;</li> <li>iv. ensure that no members of the public will have access to the occupational railway level crossing;</li> <li>v. provision of parking for workers and materials delivery;</li> <li>vi. risk identification, assessment and identification of mitigation measures;</li> <li>vii. ongoing monitoring, management review and certified updates (as required); and</li> <li>viii. traffic control plans and/or traffic control diagrams, prepared in accordance with <i>Austrroads Guide to Temporary Traffic Management</i>, for any temporary part or full road closures.</li> </ul>	<p>a) Prior to commencing work for the relevant stage</p> <p>b) During construction</p>

PDA Development Conditions		
No.	Condition	Timing
	<p>b) Carry out all construction work generally in accordance with the certified TMP submitted under part a) of this condition, which is to be current and available on site.</p> <p><i>NOTE: Operational traffic changes, such as temporary and permanent lane modifications, relaxation of clearway zone hours or footpath closures may require authorisation from Council or DTMR as road manager. It is recommended that applicants engage directly with the applicable road manager.</i></p>	
<b>9.</b>	<p><b>Public Infrastructure (Damage, Repairs and Relocation)</b></p> <p>a) Repair any damage to existing public infrastructure caused by works carried out in association with the approved development.</p> <p>b) Where 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.</p> <p><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></p>	<p>a) Prior to survey plan endorsement for the relevant stage</p> <p>b) Prior to survey plan endorsement for the relevant stage</p>
Earthworks and Retaining Walls		
<b>10.</b>	<p><b>Earthworks</b></p> <p>a) Submit to EDQ detailed earthworks plans, certified by a RPEQ, and designed generally in accordance with:</p> <ol style="list-style-type: none"> <li>i. <i>Australian Standard AS3798 – 2007 Guidelines on Earthworks for Commercial and Residential Developments</i> and</li> <li>ii. the approved Riverbend Civil Plans, prepared by Colliers, dated 22/4/2026</li> </ol> <p>The certified earthworks plans are to:</p> <ol style="list-style-type: none"> <li>i. include a geotechnical soils assessment of the site;</li> <li>ii. accord with the Erosion and Sediment Control Plans, as required by condition 7 – Erosion and sediment management;</li> <li>iii. include the location and finished surface levels of any cut and/or fill;</li> <li>iv. detail areas where dispersive soils will be disturbed, treatment of dispersive soils and their rehabilitation;</li> <li>v. provide details of any areas where surplus soils are to be stockpiled;</li> <li>vi. detail protection measures to: <ol style="list-style-type: none"> <li>a) ensure adjoining properties and roads are not impacted by ponding or nuisance stormwater resulting from earthworks associated with the approved development;</li> <li>b) preserve all drainage structures from structural loading impacts resulting from earthworks associated with the approved development.</li> </ol> </li> </ol>	<p>a) Prior to commencing earthworks for the relevant stage</p> <p>b) Prior to survey plan endorsement for the relevant stage</p> <p>c) Prior to survey plan endorsement for the relevant stage</p>

PDA Development Conditions		
No.	Condition	Timing
	<p>b) Carry out earthworks generally in accordance with the certified plans submitted under part a) of this condition.</p> <p>c) Submit to EDQ RPEQ certification that:</p> <ul style="list-style-type: none"> <li>i) all earthworks have been carried out generally in accordance with the certified plans submitted under part a) of this condition; and</li> <li>ii) any unsuitable material encountered has been treated or replaced with suitable material.</li> </ul>	
<b>11.</b>	<p><b>Acid Sulfate Soil Management Plan (ASSMP)</b></p> <p>a) Where on-site ASS are encountered, submit to EDQ an Acid sulfate soil management plan, prepared in accordance with the <i>Queensland Acid Sulfate Soil Technical Manual Soil Management Guidelines v4.0 2014</i> (as amended from time to time).</p> <p>b) Excavate, remove and/or treat on site all disturbed ASS generally in accordance with the ASS management plan submitted under part a) of this condition.</p> <p>c) Submit to EDQ a validation report, certified by a suitably qualified environmental or soil scientist, confirming that all earthworks have been carried out in accordance with the ASS management plan submitted under part b) of this condition.</p>	<p>a) Prior to or during earthworks for the relevant stage</p> <p>b) Prior to survey plan endorsement for the relevant stage</p> <p>c) Prior to survey plan endorsement for the relevant stage</p>
<b>12.</b>	<p><b>Retaining Walls</b></p> <p>a) Submit to EDQ detailed engineering plans, certified by a RPEQ, of all retaining walls 1m or greater in height. Retaining walls must be:</p> <ul style="list-style-type: none"> <li>i. certified to achieve a minimum 50 year design life;</li> <li>ii. designed generally in accordance with <i>AS4678 – Earth Retaining Structures</i> and relevant material standards (e.g. <i>AS3600 – Concrete Structures</i>);</li> <li>iii. located and designed generally in accordance with the approved Riverbend Civil Plans, prepared by Colliers, dated 22/4/2026</li> </ul> <p>b) Construct retaining walls generally in accordance with the certified plans required under part a) of this condition.</p> <p>c) Submit to EDQ 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.</p>	<p>a) Prior to commencing earthworks for the relevant stage</p> <p>b) Prior to survey plan endorsement for the relevant stage</p> <p>c) Prior to survey plan endorsement for the relevant stage</p>
Roadworks, urban servicing and stormwater management		
<b>13.</b>	<p><b>Compliance Assessment - Roadworks - Trunk and Centre Connectors</b></p> <p>a) Submit to EDQ IS for compliance assessment, Functional Layout Plans, certified by a suitably qualified RPEQ, for road and intersection works, including parking bays, indented and kerb side bus stops, traffic devices, footpaths, cycle tracks, driveways, and all services. The certified engineering plans must be designed generally in accordance with:</p> <ul style="list-style-type: none"> <li>i. <i>PDA Guideline No. 13 Engineering standards</i></li> </ul>	<p>a) Prior to the commencement of roadworks for the relevant stage</p> <p>b) Prior to the commencing</p>

PDA Development Conditions		
No.	Condition	Timing
	<ul style="list-style-type: none"> <li>ii. Endorsed Movement IMP</li> <li>iii. The approved Riverbend Precinct 1 Traffic Impact Assessment, prepared by PSA Consulting, dated 17 April 2026</li> <li>iv. The approved Riverbend Civil Plans, prepared by Colliers, dated 22/4/2026; and</li> <li>v. Relevant Council standards</li> </ul> <ul style="list-style-type: none"> <li>b) Submit to EDQ detailed engineering design plans, certified by a RPEQ [civil], generally in accordance with the endorsed Functional layout Plans submitted under part a) of this condition.</li> <li>c) Construct roadworks generally in accordance with the certified plans submitted under part a) of this condition.</li> <li>d) Submit to EDQ IS: <ul style="list-style-type: none"> <li>i. certification from a suitably qualified and experienced RPEQ that all roadworks have been constructed generally in accordance with the certified plans submitted under part b) of this condition; and</li> <li>ii. all documentation as required by the <i>Certification Procedures Manual</i>.</li> <li>iii. as-constructed drawings, asset register and test results, certified by a RPEQ, in a format acceptable to the end asset owners for all roadworks constructed under this condition.</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>roadworks for the relevant stage</li> <li>c) Prior to survey plan endorsement for the relevant stage</li> <li>d) Prior to survey plan endorsement for the relevant stage</li> </ul>
14.	<p><b>Compliance Assessment – left-in/ left-out intersection on Teviot Road</b></p> <ul style="list-style-type: none"> <li>a) Submit to EDQ for Compliance Assessment, detailed engineering plans for the ultimate left-in/ left-out intersection on Teviot Road, certified by a RPEQ. The certified engineering plans must be designed generally in accordance with: <ul style="list-style-type: none"> <li>i. <i>PDA Guideline No. 13 Engineering standards</i></li> <li>ii. Endorsed Movement IMP</li> <li>iii. The approved Riverbend Precinct 1 Traffic Impact Assessment, prepared by PSA Consulting, dated 17 April 2026</li> <li>iv. The approved Riverbend Civil Plans, prepared by Colliers, dated 22/4/2026; and</li> <li>v. Relevant Council standards</li> </ul> </li> <li>b) Submit to EDQ detailed engineering plans, certified by a RPEQ, for intersection works generally in accordance with the plans endorsed under part a) of this condition.</li> <li>c) Construct roadworks generally in accordance with the certified plans submitted under part a) of this condition.</li> <li>d) Submit to EDQ IS: <ul style="list-style-type: none"> <li>i. certification from a suitably qualified and experienced RPEQ that all roadworks have been constructed generally in accordance with the certified plans submitted under part b) of this condition; and</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>a) Prior to the completion of 208 residential lots, or by 2032, whichever occurs first</li> <li>b) Prior to commencing roadworks</li> <li>c) Prior to the completion of 208 residential lots, or by 2032, whichever occurs first</li> <li>d) Prior to survey plan endorsement</li> </ul>

PDA Development Conditions		
No.	Condition	Timing
	<ul style="list-style-type: none"> <li>ii. all documentation as required by the <i>Certification Procedures Manual</i>;</li> <li>iii. as-constructed drawings, asset register and test results, certified by a suitably qualified and experienced RPEQ, in a format acceptable to the end asset owners for all roadworks constructed under this condition.</li> </ul>	
15.	<p><b>Roadworks</b></p> <ul style="list-style-type: none"> <li>a) Submit to EDQ detailed engineering plans, certified by a RPEQ, for all roadworks, including parking bays, traffic devices and footpaths. The certified engineering plans must be designed generally in accordance with: <ul style="list-style-type: none"> <li>i. <i>PDA Guideline No. 13 Engineering standards</i>; and</li> <li>ii. the approved Riverbend Civil Plans, prepared by Colliers, dated 22/4/2026</li> </ul> </li> <li>b) Construct roadworks generally in accordance with the certified plans submitted under part a) of this condition.</li> <li>c) Submit to EDQ: <ul style="list-style-type: none"> <li>i. certification from a suitably qualified and experienced RPEQ that all roadworks have been constructed generally in accordance with the certified plans submitted under part b) of this condition; and</li> <li>ii. all documentation as required by the <i>Certification Procedures Manual</i>.</li> <li>iii. as-constructed drawings, asset register and test results, certified by a RPEQ, in a format acceptable to the end asset owners for all roadworks constructed under this condition.</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>a) Prior to commencing roadworks for the relevant stage</li> <li>b) Prior to survey plan endorsement for the relevant stage</li> <li>c) Prior to survey plan endorsement for the relevant stage</li> </ul>
16.	<p><b>Street Lighting</b></p> <p>Comply with either parts a) or parts b) and c) of this condition.</p> <ul style="list-style-type: none"> <li>a) Design and install a <u>Rate 2</u> street lighting system, certified by a suitably qualified RPEQ, to all roads, including footpaths/bikeways within road reserves. The design of the street lighting system must: <ul style="list-style-type: none"> <li>i. meet the relevant standards of Energex;</li> <li>ii. be endorsed by Energex as 'Rate 2 Public Lighting';</li> <li>iii. be endorsed by Council as the Energex 'billable customer';</li> <li>iv. be generally in accordance with <i>Australian Standards AS1158 – 'Lighting for Roads and Public Spaces</i>.</li> </ul> </li> <li>b) Design and install a <u>Rate 3</u> street lighting system, certified by a suitably qualified and experienced RPEQ, to all roads, including footpaths/bikeways within road reserves. The design of the street lighting system must: <ul style="list-style-type: none"> <li>i. be in accordance with <i>Australian Standards AS1158 – 'Lighting for Roads and Public Spaces'</i></li> <li>ii. meet the requirements of AS3000 – '<i>SAA Wiring Rules</i>'.</li> <li>iii. meet the requirements of Energex for unmetered supply</li> <li>iv. be endorsed by the relevant ownership authority.</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>a) Prior to survey plan endorsement for the relevant stage</li> <li>b) Prior to survey plan endorsement for the relevant stage</li> <li>c) Prior to on-maintenance for the relevant stage</li> </ul>

PDA Development Conditions		
No.	Condition	Timing
	c) Submit to EDQ IS 'as-constructed' plans and test documentation, certified by a suitably qualified RPEQ, in a format acceptable to Council.	
<b>17.</b>	<p><b>Compliance Assessment - Trunk Water Main</b></p> <p>a) Submit to EDQ for Compliance Assessment, detailed design plans, certified by RPEQ for a DN300 trunk water main along the Trunk Connector (4 Lane) including DMA Feed for DMA211 to the reticulation network servicing the development. The certified trunk water design plans must be designed generally in accordance with:</p> <ol style="list-style-type: none"> <li>i. Guideline No. 13 Engineering standards</li> <li>ii. Council's adopted standards; and</li> <li>iii. The preliminary water layout plans within the approved Riverbend Civil Plans, prepared by Colliers, dated 22/4/2026</li> <li>iv. The endorsed PNP</li> </ol> <p>b) Construct water reticulation works generally in accordance with the certified plans submitted under part a) of this condition.</p> <p>c) Submit to EDQ 'as constructed' plans, certified by a suitably qualified and experienced RPEQ, of all water reticulation infrastructure constructed in accordance with this condition, including an asset register, pressure and bacterial test results in accordance with:</p> <ol style="list-style-type: none"> <li>i. Council's current adopted standards; and</li> <li>ii. the SEQ Water Supply and Sewerage Design and Construction Code - Asset Information.</li> </ol>	<p>a) Prior to commencement of water reticulation works for stage 4</p> <p>b) Prior to survey plan endorsement for the stage 4</p> <p>c) Prior to survey plan endorsement for the stage 4</p>
<b>18.</b>	<p><b>Compliance Assessment – Local Sewerage Pump Station (North SPS)</b></p> <p>a) Submit to EDQ for compliance assessment detailed design plans and report, certified by a RPEQ, for proposed local pump station (North SPS) and rising main generally in accordance with:</p> <ol style="list-style-type: none"> <li>i) Council's adopted standards</li> <li>ii) <i>PDA Guideline No. 13 Engineering standards; and</i></li> <li>iii) the preliminary sewer layout plans within the approved Riverbend Civil Plans, prepared by Colliers, dated 22/4/2026</li> <li>iv) the endorsed PNP</li> </ol> <p>b) Construct the local sewerage pump station and rising main internal to the site generally in accordance with the endorsed plans required under part a) of this condition.</p> <p>c) Submit to EDQ IS 'as constructed' plans, certified by an RPEQ, of all sewer infrastructure constructed in accordance with this condition, including an asset register, pressure and CCTV results in accordance with:</p> <ol style="list-style-type: none"> <li>i) Council's current adopted standards; and</li> <li>ii) the SEQ Water Supply and Sewerage Design and Construction Code - Asset Information.</li> </ol>	<p>a) Prior to commencement of sewer works for the first stage</p> <p>b) Prior to survey plan endorsement for the first stage</p> <p>c) Prior to survey plan endorsement for the first stage</p>

19.	<p><b>Compliance Assessment –Trunk Sewer</b></p> <p>a) Submit to EDQ for compliance assessment detailed design plans and report certified by a RPEQ, for the DN525 and DN450 Trunk Sewer to connect the development to the sub-regional pump station (pump station delivered by Council) generally in accordance with:</p> <ul style="list-style-type: none"> <li>i. <i>PDA Guideline No. 13 Engineering standards – Sewer and Water</i>; and</li> <li>ii. the Civil Plans, prepared by Colliers, dated 22/4/2026; and</li> <li>iii. The endorsed Sewer PNP.</li> </ul> <p>b) Construct the works generally in accordance with the endorsed plans required under part a) of this condition.</p> <p>c) Submit to EDQ ‘as constructed’ plans, certified by an RPEQ, of all sewer reticulation infrastructure constructed in accordance with this condition, including an asset register, pressure and CCTV results in accordance with:</p> <ul style="list-style-type: none"> <li>i) Council’s current adopted standards; and</li> <li>ii) the SEQ Water Supply and Sewerage Design and Construction Code - Asset Information.</li> </ul>	<p>a) Prior to commencement of sewer works for the first stage</p> <p>b) Prior to survey plan endorsement of the first lot</p> <p>c) Prior to survey plan endorsement of the first lot</p>
20	<p><b>Water Reticulation</b></p> <p>a) Submit to EDQ detailed water reticulation design plans, certified by a RPEQ. The certified water reticulation design plans must be designed generally in accordance with:</p> <ul style="list-style-type: none"> <li>i) <i>PDA Guideline No. 13 Engineering standards</i>; and</li> <li>ii) the approved Civil Plans, prepared by Colliers, dated 22/4/2026; and</li> <li>iii) the endorsed Water PNP.</li> </ul> <p>b) Construct water reticulation works generally in accordance with the certified plans submitted under part a) of this condition.</p> <p>c) Submit to EDQ ‘as constructed’ plans, certified by a RPEQ, of all water reticulation infrastructure constructed in accordance with this condition, including an asset register, pressure and bacterial test results in accordance with:</p> <ul style="list-style-type: none"> <li>i) Logan Council’s current adopted standards; and</li> <li>ii) the SEQ Water Supply and Sewerage Design and Construction Code - Asset Information.</li> </ul>	<p>a) Prior commencing water reticulation work for the relevant stage</p> <p>b) Prior to survey plan endorsement for the relevant stage</p> <p>c) Prior to survey plan endorsement for the relevant stage</p>
21	<p><b>Sewer Reticulation</b></p> <p>a) Submit to EDQ detailed sewer reticulation design plans, certified by a RPEQ. The certified sewer reticulation design plans must be designed generally in accordance with:</p> <ul style="list-style-type: none"> <li>i) <i>PDA Guideline No. 13 Engineering standards</i>; and</li> <li>ii) the approved Civil Plans, prepared by Colliers, dated 22/4/2026; and</li> <li>iii) the endorsed Sewer PNP.</li> </ul> <p>b) Construct sewer reticulation works generally in accordance with the certified plans submitted under part b) of this condition.</p> <p>c) Submit to EDQ ‘as constructed’ plans, certified by an RPEQ, of all sewer reticulation infrastructure constructed in accordance with this</p>	<p>a) Prior the commencing sewer reticulation work for the relevant stage</p> <p>b) Prior to survey plan endorsement for the relevant stage</p> <p>c) Prior to survey plan endorsement for the relevant stage</p>

	<p>condition, including an asset register, pressure and CCTV results in accordance with:</p> <ul style="list-style-type: none"> <li>i) Logan Council's current adopted standards; and</li> <li>ii) the SEQ Water Supply and Sewerage Design and Construction Code - Asset Information.</li> </ul>	
<b>22</b>	<p><b>Compliance Assessment - Updated Site Based Stormwater Management Plan</b></p> <p>Submit to EDQ for Compliance Assessment an updated Site Base Stormwater Management Plan (SBSMP), certified by a RPEQ, generally in accordance with <i>PDA Guideline No. 13 Engineering standards, Stormwater Quantity and Stormwater Quality</i>.</p> <p>The updated SBSMP shall include the following:</p> <ul style="list-style-type: none"> <li>i. Demonstrate that Basin WQ15 is located outside the main flow paths and achieves flood immunity for the 1% and 5% AEP flood events</li> </ul>	<p>Prior to commencing stormwater infrastructure work for Stage 8 and 9</p>
<b>23</b>	<p><b>Compliance Assessment - Stormwater Management (Quality)</b></p> <ul style="list-style-type: none"> <li>a) Submit to EDQ for Compliance Assessment detailed engineering drawings, certified by a RPEQ, for stormwater treatment devices designed generally in accordance with: <ul style="list-style-type: none"> <li>i) <i>PDA Guideline No. 13 Engineering standards – Stormwater quality</i>; <ul style="list-style-type: none"> <li>a. The approved stormwater management plan under Condition 22 (as updated from time to time) and;</li> <li>b. The approved plans and documents.</li> </ul> </li> </ul> </li> <li>b) Construct stormwater works generally in accordance with the certified plans submitted under part a) of this condition.</li> <li>c) Submit to EDQ "as constructed" plans, certified by a RPEQ, including an asset register, in a format acceptable to Council.</li> </ul>	<ul style="list-style-type: none"> <li>a) Prior to commencing stormwater infrastructure work for the relevant stage</li> <li>b) Prior to survey plan endorsement for the relevant stage</li> <li>c) Prior to survey plan endorsement for the relevant stage</li> </ul>
<b>24.</b>	<p><b>Compliance Assessment - Stormwater Management (Quantity)</b></p> <ul style="list-style-type: none"> <li>a) Submit to EDQ for Compliance Assessment detailed engineering drawings and hydraulic calculations, certified by a RPEQ, for the stormwater drainage system designed generally in accordance with: <ul style="list-style-type: none"> <li>i) <i>PDA Guideline No. 13 Engineering standards – Stormwater quantity</i>;</li> <li>ii) The approved stormwater management plan under Condition 22 (as updated from time to time) and;</li> <li>iii) The approved plans and documents.</li> </ul> </li> <li>b) Construct stormwater works generally in accordance with the certified plans submitted under part a) of this condition.</li> <li>c) Submit to EDQ "as constructed" plans, certified by a RPEQ including an asset register in a format acceptable to Council.</li> </ul>	<ul style="list-style-type: none"> <li>a) Prior to commencing stormwater infrastructure work for the relevant stage</li> <li>b) Prior to survey plan endorsement for the relevant stage</li> <li>c) Prior to survey plan endorsement for the relevant stage</li> </ul>

25	<p><b>Electricity</b></p> <p>a) Submit to EDQ a Certificate of Electricity Supply from ENERGEX for the provision of electricity supply to the approved development.</p> <p>b) Connect the approved development in accordance with the Certificate of Electricity Supply submitted under part a) of this condition.</p>	<p>a) Prior to survey plan endorsement for the relevant stage</p> <p>b) Prior to survey plan endorsement for the relevant stage</p>
26	<p><b>Telecommunications</b></p> <p>a) Submit to EDQ documentation from an authorised telecommunication service provider confirming that an agreement has been entered into for the provision of underground telecommunication services to the approved development.</p> <p>b) Connect the approved development in accordance with the documentation submitted under part a) of this condition.</p>	<p>a) Prior to survey plan endorsement for the relevant stage</p> <p>b) Prior to survey plan endorsement for the relevant stage</p>
27	<p><b>Broadband</b></p> <p>a) Submit to EDQ written agreement, from an authorised telecommunications service provider, confirming that fibre-ready pit and pipe infrastructure designed to service the approved development can accommodate services compliant with <i>Industry Guideline G645:2017 Fibre-Ready Pit and Pipe Specification for Real Estate Development Projects</i>.</p> <p>b) Construct the fibre-ready pit and pipe infrastructure specified in the agreement submitted under part a) of this condition.</p>	<p>a) Prior to survey plan endorsement for the relevant stage</p> <p>b) Prior to survey plan endorsement for the relevant stage</p>
28	<p><b>Bushfire management</b></p> <p>a) Carry out the development in accordance with the recommendations of approved plans and documents</p> <p>b) Submit certification from an appropriately qualified professional that the works have been undertaken in accordance with Part (a) of this condition</p>	<p>Prior to survey plan endorsement for relevant stage.</p>
<b>Landscaping and environment</b>		
29	<p><b>Streetscape Works (compliance assessment for parts d) to g)</b></p> <p>Either:</p> <p>a) Submit to EDQ IS detailed landscape plans for streetscape works, including a schedule of assets, certified by an AILA, generally in accordance with Council's Infrastructure Planning Scheme Policy – Landscaping</p> <p>b) Construct the works generally in accordance with the certified plans submitted under part a) of this condition.</p> <p>c) Submit to EDQ IS 'As Constructed' plans and asset register in a format acceptable to Council.</p> <p>Or:</p> <p>d) Where the streetscape works do not comply with Council's Infrastructure Planning Scheme Policy – Landscaping, submit to EDQ</p>	<p>a) Prior to commencement of landscape works for the relevant stage</p> <p>b) Prior to survey plan endorsement for each relevant stage</p> <p>c) Prior to survey plan endorsement for each relevant stage</p> <p>d) Prior to commencement of</p>

	<p>DA for compliance assessment functional streetscape layout plans, including a schedule of proposed standard and non-standard assets to be transferred to Council certified by an AILA.</p> <p>The detailed functional layout plans are to include where applicable:</p> <ol style="list-style-type: none"> <li>1. location and type of street lighting</li> <li>2. footpath treatments;</li> <li>3. location and types of streetscape furniture;</li> <li>4. location and size of stormwater treatment devices;</li> <li>5. street trees, including species, size and location generally in accordance with Council adopted planting schedules and guidelines;</li> </ol> <p>e) Submit to EDQ IS detailed streetscape works plans certified by an AILA generally in accordance with the endorsed plans required under part d) of this condition.</p> <p>f) Construct the works generally in accordance with the endorsed streetscape plans as required under part d) of this condition.</p> <p>g) Submit to EDQ IS 'As Constructed' plans and asset register in a format acceptable to Council.</p>	<p>landscape works for each relevant stage</p>
<p><b>30</b></p>	<p><b>Landscape works (Parks and Open Space) – Compliance Assessment</b></p> <p>a) Submit to EDQ DA for Compliance Assessment, detailed landscape plans, certified by an AILA, for proposed landscape works within parks and open space. The certified plans must include a schedule of proposed standard and non-standard Contributed Assets to be transferred to Council and landscaping designed generally in accordance with:</p> <ol style="list-style-type: none"> <li>i) <i>PDA Guideline No. 12 – Park planning and design</i>; and</li> <li>ii) The approved Landscape Master Plan, project 25-269, Revision E, prepared by Arcadia and dated 29 September 2025</li> </ol> <p>The certified plans are to include, where relevant:</p> <ol style="list-style-type: none"> <li>1. existing contours or site levels, services and features;</li> <li>2. 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);</li> <li>3. location of proposed drainage and stormwater works within open space, including cross-sections and descriptions;</li> <li>4. locations of electricity and water connections to parks;</li> <li>5. location and details of vehicle barriers/bollards/landscaping along park frontages to prevent unauthorised vehicular access;</li> <li>6. details and locations of any proposed building works including bridges, park furniture, picnic facilities, play equipment, public amenities, car parking, driveways, footpaths and cycling paths;</li> <li>7. trees and plants, including species, size and location generally in accordance with Council's adopted planting schedules and guidelines; and</li> <li>8. public lighting in accordance with <i>Australian Standard AS4282-1997 – Control of the obtrusive effects of outdoor lighting</i>.</li> </ol>	<p>a) Prior to commencement of landscape works for the relevant stage</p>

	<ul style="list-style-type: none"> <li>b) Construct landscape works generally in accordance with the plans endorsed under part a) of this condition.</li> <li>c) Submit to EDQ IS, 'as constructed' plans, certified by an AILA, and asset register in a format acceptable to Council.</li> </ul>	<ul style="list-style-type: none"> <li>b) Prior to survey plan endorsement for the relevant stage</li> <li>c) Prior to survey plan endorsement for the relevant stage.</li> </ul>
<b>General – Plan of Development</b>		
<b>31</b>	<p><b>Carry out the Approved Development – Plan of Development</b></p> <p>Carry out the approved development generally in accordance with the approved Plan of Development and any documentation endorsed via Compliance Assessment as required by these conditions.</p>	Prior to commencement of use and to be maintained.
<b>32</b>	<p><b>Maintain the Approved Development – Plan of Development</b></p> <p>Maintain the approved development generally in accordance with any documentation endorsed via Compliance Assessment as required by these conditions.</p>	At all times following commencement of use.
<b>33</b>	<p><b>Plans and Supporting Information – POD Compliance Assessments</b></p> <ul style="list-style-type: none"> <li>a) Submit to EDQ DA, for Compliance Assessment, documentation for Multiple Residential (Duplex Dwelling) development, for assessment against the approved POD.</li> <li>b) The documentation submitted under part a) of this condition is to detail and/or include the following: <ul style="list-style-type: none"> <li>i. built-form including floor plans, sections, elevations and details of materials;</li> <li>ii. landscaping and open space provision;</li> <li>iii. on-site parking, access and servicing; and</li> <li>iv. urban servicing arrangements including sewer, water, stormwater connections; and</li> <li>v. an assessment of compliance with the approved POD.</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>a) Prior to commencement of building works</li> <li>b) Prior to commencement of building works</li> </ul>
<b>Infrastructure Charges</b>		
<b>34.</b>	<p><b>Infrastructure Charges – Municipal &amp; State Charges</b></p> <p>The applicant will pay to the MEDQ the Municipal &amp; State Charges in accordance with the DCOP, indexed to the date of payment.</p>	In accordance with the DCOP
<b>35.</b>	<p><b>Infrastructure Charges – Implementation Charge</b></p> <p>The applicant will:</p> <ul style="list-style-type: none"> <li>a) If the ICID applies to the development, the applicant will pay to the MEDQ the ID Implementation Charge (calculated in accordance with the ICID); or</li> <li>b) If the ICID does not apply to the development, the applicant must pay the MEDQ the relevant charges calculated in accordance with the DCOP, indexed to the date of payment.</li> </ul>	<ul style="list-style-type: none"> <li>a) In accordance with the ICID; or</li> <li>b) In accordance with the DCOP</li> </ul>

36.	<p><b>Infrastructure Charges – Sub-Regional &amp; Value Capture Charges</b></p> <p>a) If the SRIA or DSRCIA applies to the development, the applicant will provide the MEDQ with a copy of an invoice from Logan City Council (the Council) for the IA Sub-regional charges (calculated in accordance with the SRIA) and written evidence that those charges have been paid to the Council; or</p> <p>b) If the SRIA or DSRCIA do not apply to the development, the applicant must pay to the MEDQ the Sub-regional and Value Capture charges in accordance with the DCOP, indexed to the date of payment.</p>	<p>a) In accordance with the SRIA, DSRCIA; or</p> <p>b) In accordance with the DCOP</p>
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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.

**\*\* End of Package \*\***