

Our ref: DEV-2026-FLA-4717

17 July 2026

Celestino Developments Pty Ltd
C/- Colliers Engineering & Design
Att: Dan Collins
dan.collins@colliers.com

Dear Applicant

PDA Decision Notice

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

Priority Development Area (PDA):	Greater Flagstone PDA
PDA Development Type:	Development Permit for Operational Work for Bulk Earthworks and Vegetation Clearing
Property Location:	Teviot Road reserve, 72 Riverbend Boulevard, 155-243 Bushland Rd, 1394-1432 & 1294-1352 Teviot Road, Riverbend
Property Description:	Lots 102 & 105 on SP254145 & 106 on SP345735 and Lot 800 on SP247625

On 17 July 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 Mr Ali Rizayee on (07) 3452 7531 or by email at Ali.Rizayee@edq.qld.gov.au.

Yours sincerely



Boris Lambert
A/Director
Development Services
Economic Development Queensland

Cc: Council@logan.qld.gov.au

PDA Decision Notice

Site information		
Name of Priority Development Area (PDA)	Greater Flagstone PDA	
Site address	Teviot Road reserve, 72 Riverbend Boulevard, 155-243 Bushland Rd, 1394-1432 & 1294-1352 Teviot Road, Riverbend	
Lot on plan description	Lot number	Plan description
	Lot 102	SP254145
	Lot 105	SP254145
	Lot 106	SP345735
	Lot 800	SP247625
PDA Development Approval details		
DEV Reference No.	DEV-2026-FLA-4717	
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	Operational Work for Bulk Earthwork and Vegetation Clearing	
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	17/07/2026	
Currency Period	Two (2) 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.	Cover Plan	Project No. 25-0093 Drawing No. 0001 Revision B	Colliers	23 April 2026
2.	General Notes	Project No. 25-0093 Drawing No. 0002 Revision B	Colliers	23 April 2026
3.	Overall Layout Plan	Project No. 25-0093 Drawing No. 0003 Revision B	Colliers	23 April 2026
4.	Overall Depth Range Plan	Project No. 25-0093 Drawing No. 0100 Revision B	Colliers	23 April 2026
5.	Bulk Earthworks Overall Plan	Project No. 25-0093 Drawing No. 0101 Revision B	Colliers	23 April 2026
6.	Bulk Earthworks Sections Sheet 1 of 2	Project No. 25-0093 Drawing No. 0103 Revision B	Colliers	23 April 2026
7.	Bulk Earthworks Sections Sheet 2 of 2	Project No. 25-0093 Drawing No. 0104 Revision B	Colliers	23 April 2026
8.	Bulk Earthworks Layout Plan Sheet 1 of 16	Project No. 25-0093 Drawing No. 0105 Revision B	Colliers	23 April 2026
9.	Bulk Earthworks Layout Plan Sheet 2 of 16	Project No. 25-0093 Drawing No. 0106 Revision B	Colliers	23 April 2026
10.	Bulk Earthworks Layout Plan Sheet 3 of 16	Project No. 25-0093 Drawing No. 0107 Revision B	Colliers	23 April 2026
11.	Bulk Earthworks Layout Plan Sheet 4 of 16	Project No. 25-0093 Drawing No. 0108 Revision B	Colliers	23 April 2026
12.	Bulk Earthworks Layout Plan Sheet 5 of 16	Project No. 25-0093 Drawing No. 0109 Revision B	Colliers	23 April 2026
13.	Bulk Earthworks Layout Plan Sheet 6 of 16	Project No. 25-0093 Drawing No. 0110 Revision B	Colliers	23 April 2026

14.	Bulk Earthworks Layout Plan Sheet 7 of 16	Project No. 25-0093 Drawing No. 0111 Revision B	Colliers	23 April 2026
15.	Bulk Earthworks Layout Plan Sheet 8 of 16	Project No. 25-0093 Drawing No. 0112 Revision B	Colliers	23 April 2026
16.	Bulk Earthworks Layout Plan Sheet 9 of 16	Project No. 25-0093 Drawing No. 0113 Revision B	Colliers	23 April 2026
17.	Bulk Earthworks Layout Plan Sheet 10 of 16	Project No. 25-0093 Drawing No. 0114 Revision B	Colliers	23 April 2026
18.	Bulk Earthworks Layout Plan Sheet 11 of 16	Project No. 25-0093 Drawing No. 0115 Revision B	Colliers	23 April 2026
19.	Bulk Earthworks Layout Plan Sheet 12 of 16	Project No. 25-0093 Drawing No. 0116 Revision B	Colliers	23 April 2026
20.	Bulk Earthworks Layout Plan Sheet 13 of 16	Project No. 25-0093 Drawing No. 0117 Revision B	Colliers	23 April 2026
21.	Bulk Earthworks Layout Plan Sheet 14 of 16	Project No. 25-0093 Drawing No. 0118 Revision B	Colliers	23 April 2026
22.	Bulk Earthworks Layout Plan Sheet 15 of 16	Project No. 25-0093 Drawing No. 0119 Revision B	Colliers	23 April 2026
23.	Bulk Earthworks Layout Plan Sheet 16 of 16	Project No. 25-0093 Drawing No. 0120 Revision B	Colliers	23 April 2026
24.	Erosion and Sediment Control Layout Plan	Project No. 25-0093 Drawing No. 0130 Revision A	Colliers	23 April 2026
25.	Typical Details for Erosion and Sediment Control	Project No. 25-0093 Drawing No. 0131 Revision A	Colliers	23 April 2026

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 Schedule¹ (as amended from time to time).
 - ii) submit to EDQ a duly completed Compliance Assessment form².
 - iii) submit to EDQ 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 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.

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.

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.
- b) For conditions requiring the submission of material related to the [Certification Procedures Manual \(CPM\)](#) process via the CPM [Digital Submission system](#).

PDA Development Conditions

No.	Condition	Timing
1.	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
2.	Out of Hours Work – Compliance Assessment 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 ³ .	Minimum of 10 business days prior to proposed out of hours work commencement date
3.	Certification of Operational Work Carry out all Operational Work under this approval in accordance with the <i>Certification Procedures Manual</i> .	At all times
4.	Construction Management Plan a) Submit to EDQ 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;	a) Prior to commencing work

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

PDA Development Conditions		
No.	Condition	Timing
	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. 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
5.	Erosion and Sediment Management a) Submit to EDQ an Erosion and Sediment Control Plan (ESCP), certified by an accredited professional in erosion and sediment control (CPESC), and prepared generally in accordance with the following: i) construction phase stormwater management design objectives of the <i>State Planning Policy 2017</i> (Appendix 2 Table A); ii) <i>Healthy Land and Water Technical Note: Complying with the SPP – Sediment Management on Construction Sites</i>. iii) IECA Best Practice Erosion and Sediment Control (2008).	a) Prior to commencement of all works

PDA Development Conditions		
No.	Condition	Timing
	Furthermore, the certified ESCP is to include: 1. Detailed ESC strategy for Precinct 3, including proposed controls, sequencing, drainage management, soil test result, detail design of the basin, drains, chemical dosing rate. 2. Soil test result and detail design of the basin, drains, chemical dosing rate for the sediment basin in Precinct 1. 3. Details on how material will be transferred across the site, including consideration of erosion and sediment risks along the haul route and potential impact on the nearby waterways. 4. Haul road width, alignment, constraints, and any associated environmental or operational impacts. b) Implement the certified ESCP submitted under part a) of this condition.	b) 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
7.	Dispersive Soil Management a) Submit to EDQ a Dispersive Soil Management Plan, prepared by a soil science/soil chemistry specialist that details for the design, construction, and operational phases of the development including: i) the suite of methods with the exposure and re-use of dispersive soils, and	a) Prior to commencing works

PDA Development Conditions		
No.	Condition	Timing
	ii) details of the areas where dispersive soils will be disturbed and treated/rehabilitated.	
	b) Implement and monitor the actions identified in the Dispersive Soil Management Plan as required under part a) of this condition.	b) At all times during construction
	c) Submit to EDQ an updated Dispersive Soils Management Plan if on-site soil conditions vary from original soil parameters used to compile report under part a) of this condition.	c) At all times during construction

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 ****