

Our ref: DEV-2026-FLA-4705

01 June 2026

Nick Meadows
Principal Planner
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c/- RPS AAP Consulting Pty Ltd
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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 Reconfiguration of a Lot for 2 into 3 Management Lots
Property Location:	Everdell Road and New Beith Road, Silverbark Ridge QLD 4124
Property Description:	Lot 1 on RP35155 and Lot 989 on SP354743

On 01 June 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 Andrew Edwards on 3035 0120 or by email at andrew.edwards@edq.qld.gov.au.

Yours sincerely



Boris Lambert
Director
Development Services
Economic Development Queensland

PDA Decision Notice

Site information		
Name of Priority Development Area (PDA)	Greater Flagstone	
Site address	Everdell Road and New Beith Road, Silverbark Ridge QLD 4124	
Lot on plan description	Lot number	Plan description
	Lot 1	RP35155
	Lot 989	SP354743
PDA Development Approval details		
DEV Reference No.	DEV-2026-FLA-4705	
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	2 into 3 Management Lots	
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	01/06/2026	
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.	Survey Plan	Sheet 1 of 4	RPS	-

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.	Carry Out the Approved Development Carry out the approved development generally in accordance with the approved plans and documents.	Prior to survey plan endorsement
2.	Municipal & State Charges The applicant will pay to the MEDQ the Municipal & State Charges in accordance with the DCOP, indexed to the date of payment.	In accordance with the DCOP.
3.	Implementation Charge The applicant will: 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 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.	a) In accordance with the ICID; or b) In accordance with the DCOP
4.	Sub-Regional & Value Capture Charges 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 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.	a) In accordance with the SRIA, DSRCIA; or b) In accordance with the DCOP

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 ****