

Our ref: DEV-2026-FLA-4881

25 June 2026

Lachlan Masters, Ruby Thrupp
KAM Constructions C/- Project BA
info@projectba.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 Material Change of Use (Carport)
Property Location:	17 Songbird Circuit, Flagstone QLD 4280
Property Description:	Lot 13 on SP264084

On 25 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, Planner 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	17 Songbird Circuit, Flagstone QLD 4280	
Lot on plan description	Lot number	Plan description
	Lot 13	SP264084
PDA Development Approval details		
DEV Reference No.	DEV-2026-FLA-4881	
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	Carport	
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	25/06/2026	
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.	Site Plan	Page 1	KAM Constructions	
2.	Elevations	Page 2	KAM Constructions	

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 and any other documentation endorsed via Compliance Assessment as required by these conditions.	Prior to commencement of use or BFP endorsement, whichever occurs first
2.	Maintain the Approved Development Maintain the approved development generally in accordance with the approved plans and documents and any other documentation endorsed via Compliance Assessment as required by these conditions.	At all times following commencement of use

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 ****