

Our ref: DEV-2026-FLA-4957

24 July 2026

Cristine and Raven Panopio
C/ PPLAN
Att: Tracy Ryan
town.planning@pplan.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 for Dwelling House
Property Location:	43 Kobee St Greenbank QLD 4124
Property Description:	Lot 27 on SP 312675

On 24 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	
Site address	43 Kobee Street, Greenbank	
Lot on plan description	Lot number	Plan description
	Lot 27	SP312675
PDA Development Approval details		
DEV Reference No.	DEV-2026-FLA-4957	
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	Material Change of Use for Dwelling House	
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	24/07/2026	
Currency Period	Six (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.	Cover Page	Drawing No. 403569 Sheet No. 0.0 Revision E	Creation Homes	6 May 2026
2.	Site Plan	Drawing No. 403569 Sheet No. 1.0 Revision E	Creation Homes	6 May 2026 Amended in red (20 July 2026)

3.	Landscaping Plan	Drawing No. 403569 Sheet No. 2.0 Revision E	Creation Homes	6 May 2026 Amended in red (20 July 2026)
4.	Floor Plan	Drawing No. 403569 Sheet No. 3.0 Revision E	Creation Homes	6 May 2026
5.	Elevations	Drawing No. 403569 Sheet No. 4.0 Revision E	Creation Homes	6 May 2026
6.	Elevations	Drawing No. 403569 Sheet No. 4.1 Revision E	Creation Homes	6 May 2026
7.	Roof Plan	Drawing No. 403569 Sheet No. 10.0 Revision E	Creation Homes	6 May 2026
8.	Sections	Drawing No. 403569 Sheet No. 11.0 Revision E	Creation Homes	6 May 2026
9.	3D Views	Drawing No. 403569 Sheet No. 15.0 Revision E	Creation Homes	6 May 2026

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

PDA Development Conditions		
No.	Condition	Timing
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
3.	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
4.	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 ¹ .	Minimum of 10 business days prior to proposed out of hours work commencement date
5.	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) 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 the External Authority's 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 commencement of use b) Prior to commencement of use
6.	Vehicle Access Construct a vehicle crossover: a) located generally in accordance with the approved plans; and b) designed generally in accordance with Council's adopted standards for a residential driveway (Standard Drawings RS-049 and RS-050).	Prior to commencement of use.

¹ The out of hours work request form is available at EDQ's website.

PDA Development Conditions		
No.	Condition	Timing
7.	Water Connection Connect the approved development to the existing water reticulation network generally in accordance with Council's current adopted standards.	Prior to commencement of use.
8.	Sewer Connection Connect the approved development to the existing sewer reticulation network generally in accordance with Council's current adopted standards.	Prior to commencement of use.
9.	Stormwater Connection Connect the approved development to a lawful point of discharge: a) with 'no-worsening' to upstream or downstream properties for storm events up to 1% Annual Exceedance Probability; and b) generally in accordance with Council's current adopted standards.	Prior to commencement of use.
10.	Electricity a) Submit to EDQ a Certificate of Electricity Supply from Energex for the provision of electricity supply to the approved development. b) Connect the approved development in accordance with the Certificate of Electricity Supply submitted under part a) of this condition.	a) Prior to commencement of use. b) Prior to commencement of use.
11.	Telecommunications 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. b) Connect the approved development in accordance with the documentation submitted under part a) of this condition.	a) Prior to commencement of use b) Prior to commencement of use.
12.	Infrastructure Charges Pay to MEDQ infrastructure charges in accordance with the Greater Flagstone PDA Development Charges and Offset Plan, indexed to the date of payment. Where the application is a MCU, certified construction plans detailing the GFA must also be	In accordance with the Greater Flagstone PDA development Charges and Offset

PDA Development Conditions		
No.	Condition	Timing
	provided to MEDQ prior to commencement of use for calculation of final charges.	Plan

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 ****