DELIVERING FOR QUEENSLAND | Queensland Government

Economic Development Queensland

Our ref: DEV-2026-FLA-5373

30 October 2026

Karston Homes Pty Ltd
C/- Pacific Approvals Pty Ltd
Attention: Harmandeep Kaur, Town Planner

admin@pacificapprovals.com.au

Dear Applicant

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

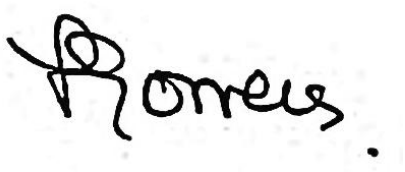
Priority Development Area (PDA):	**Greater Flagstone PDA**
PDA Development Type:	**Development Permit for MCU for dwelling house**
Property Location:	**1 Stone Boulevard, Riverbend**
Property Description:	**Lot 308 on SP345739**

On 30 October 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 Stephan Weitkus on 07 3035 2049 or by email at Stephan.Weitkus@edq.qld.gov.au.

Yours sincerely



Leila Torrens
A/Director
Development Services
Economic Development Queensland

Cc: Logan City Council

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Website www.edq.qld.gov.au
ABN 76 590 288 697

PDA Decision Notice

Site information		
Name of Priority Development Area (PDA)	Greater Flagstone PDA	
Site address	1 Stone Boulevard, Riverbend	
Lot on plan description	Lot number	Plan description
	Lot 308	SP345739

PDA Development Approval details	
DEV Reference No.	DEV-2026-FLA-5373
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	30 October 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.	Site Plan	Drawing No. 2026114 Page No. 100b Revision C	Karston Building Group	12 August 2026
2.	Ground Floor Plan	Drawing No. 2026114 Page No. 200a	Karston Building Group	12 August 2026

		Revision C		
3.	Elevations	Drawing No. 2026114 Page No. 400 Revision C	Karston Building Group	12 August 2026
4.	Elevations	Drawing No. 2026114 Page No. 401 Revision C	Karston Building Group	12 August 2026
5.	Landscape Plan	Drawing No. 2026114 Page No. 805a Revision C	Karston Building Group	12 August 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 submit 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, submit via the CPM Digital Submission system

c) For all other conditions requiring the submission of material, submit via prepostconstruction@edq.qld.gov.au

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
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

PDA Development Conditions		
No.	**Condition**	**Timing**
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. *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.*	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.
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.

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

PDA Development Conditions		
No.	**Condition**	**Timing**
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 provided to MEDQ prior to commencement of use for calculation of final charges.	In accordance with the Greater Flagstone PDA development Charges and Offset 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.

- Infrastructure charges: For MCU, certified construction plans detailing the gross floor area (GFA) must be provided to MEDQ for calculation of final charges prior to commencement of use.

**** End of Package ****