



Department of
**State Development, Infrastructure,
Local Government and Planning**

Our ref: DEV2023/1384

23 May 2023

Wel.Co Group Pty Ltd
C/- Saunders Havill Group
Att: Mr Nick Christofis
Unit B, Level 1, 6 Yoga Way
SPRINGFIELD CENTRAL QLD 4300

Email: nickchristofis@saundershavill.com

Dear Mr Christofis

S89(1)(a) Approval of PDA development application

PDA Development Application for Development Permit for Reconfiguring a Lot (1 Lot into 2 Management Lots) at 325 Wyatt Road, Kagaru described as Lot 11 on SP310604

On 23 May 2023, pursuant to s.85(4)(b) of the *Economic Development Act 2012*, the Minister for Economic Development Queensland (MEDQ) decided to grant **all** of the PDA development application applied for, in accordance with the attached PDA decision notice.

The PDA decision notice and approved plans / documents can also be viewed in the MEDQ Development Approvals Register via the Department website at www.dsdlgp.qld.gov.au/pda-da-applications.

If you require any further information, please contact Matthew Buchanan, Planner, Development Assessment, in Economic Development Queensland, by telephone on (07) 3452 7835 or at matthew.buchanan@dsdlgp.qld.gov.au, who will be pleased to assist.

Yours sincerely

Brandon Bouda
A/Director
Development Assessment
Economic Development Queensland

PDA Decision Notice

Site information		
Name of priority development area (PDA)	Greater Flagstone	
Site address	325 Wyatt Road, Kagaru	
Lot on plan description	Lot number	Plan description
	Lot 11	SP310604

PDA development application details	
DEV reference number	DEV2023/1384
'Properly made' date	20 March 2023
Type of application	☒ PDA development application for: ☐ Material change of use ☐ Preliminary approval ☐ Development permit ☒ Reconfiguring a lot ☐ Preliminary approval ☒ Development permit ☐ Operational work ☐ Preliminary approval ☐ Development permit ☐ Application to change PDA development approval ☐ Application to extend currency period
Proposed development	Reconfiguring a lot (1 Lot into 2 Management Lots)

PDA development approval details	
Decision of the MEDQ	The MEDQ 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	23 May 2023
Currency period	4 years from the date of the decision

Approved plans and documents			
The plans and documents approved by the MEDQ and referred to in the PDA development conditions for the PDA development approval are detailed below.			
Approved plans and documents		Number	Date
1.	Title and management subdivision, 325 Wyatt Road, Kagaru, prepared by Saunders Havill Group	E10510 P 08 Rev A - CON 01	20/02/2023

Preamble, abbreviations, and definitions

PREAMBLE

For the purpose of interpreting this approval, including the conditions, the following applies:

ABBREVIATIONS AND DEFINITIONS

The following is a list of abbreviations utilised in this approval:

EDQ means Economic Development Queensland.

MEDQ means the Minister for Economic Development Queensland.

PDA means Priority Development Area.

PDA Development Conditions

No.	Condition	Timing
1.	Carry out the Approved Development Carry out the approved development generally in accordance with the approved plan.	Prior to survey plan endorsement.

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 ****