



Our ref: DEV2025/1606

5 August 2025

Litoba Developments Pty Ltd
C/- Saunders Havill Group
Att: Ms Rachael Caton
6 Yoga Way
SPRINGFIELD CENTRAL QLD 4300

Email: rachaelcaton@saundershavill.com

Dear Ms Caton

S89(1)(a) Approval of PDA Development Application

PDA Development Permit for Reconfiguring a Lot for 1 Lot into 3 Lots Management Subdivision at 208 Wyatt Road, Kagaru described as Lot 27 on S311174

On 5 August 2025, 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 website at [Current applications and approvals](#).

If you require any further information, please contact Nicole Tobias, Senior Planner, Development Assessment, in Economic Development Queensland, by telephone on (07) 3452 6752 or at nicole.tobias@edq.qld.gov.au, who will assist.

Yours sincerely

Jeanine Stone
Project Director
Development Assessment
Economic Development Queensland



PDA Decision Notice

Site information		
Name of priority development area (PDA)	Greater Flagstone PDA	
Site address	208 Wyatt Road, Kagaru	
Lot on plan description	Lot number	Plan description
	27	S311174

PDA development application details	
DEV reference number	DEV2025/1606
'Properly made' date	2 July 2025
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 into 3 lots (Management Subdivision)

PDA development approval details	
Decision of the MEDQ	The MEDQ has decided to grant <u>all</u> of the PDA development approval applied for, <u>subject to</u> PDA development conditions forming part of this decision notice. The approval is for: • 1 into 3 lot subdivision
Decision date	5 August 2025
Currency period	4 years from the date of the decision

Assessment Team	
Assessment Manager (Lead)	Nicole Tobias, Senior Planner
Manager	Leila Torrens, Manager
Engineer	Nil
Delegate	Jeanine Stone, Project Director

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.	Stage 1 Proposal Plan prepared by Saunders Havill Group	11560 P 27 Rev D - PRO 01	08/10/2024
2.	Stage 2 Proposal Plan prepared by Saunders Havill Group	11560 P 28 Rev D - PRO 01	09/10/2024

Preamble, abbreviations, and definitions

ABBREVIATIONS AND DEFINITIONS

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

EDQ means Economic Development Queensland.

EDQ DA means Economic Development Queensland's – Development Assessment team.

EDQ IS means Economic Development Queensland's – Infrastructure Solutions team.

DCOP means the Development Charges and Offset Plan that applies to the PDA as amended or replaced from time to time.

MEDQ means the Minister for Economic Development Queensland.

PDA means Priority Development Area.

Submitting documentation to EDQ

Where a condition of this approval requires documentation to be submitted to either EDQ DA or EDQ IS, use the following email addresses:

a) EDQ DA: pdadevelopmentassessment@edq.qld.gov.au

b) EDQ IS: PrePostConstruction@edq.qld.gov.au

PDA Development Conditions		
No.	Condition	Timing
General		
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
Infrastructure Contributions		
2.	Infrastructure Charges Pay to the MEDQ infrastructure charges in accordance with the DCOP, indexed to the date of payment.	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 ****