



Economic Development Queensland

Creating and investing in sustainable places for Queensland to prosper

Our ref: DEV2025/1687

Your ref: AU07163

13 October 2025

400 Wyatt Pty Ltd ATF Double Jump Land Trust
C/- RPS AAP Consulting Pty Ltd
Att: Ms Emma Gurney
PO Box 1559
FORTITUDE VALLEY QLD 4006

Email: Emma.Gurney@rpsconsulting.com.au

Dear Ms Gurney

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

PDA Development Permit DEV2025/1687 for Reconfiguring a Lot for 1 Lot into 2 Lots and Temporary Access Easement at 400 Wyatt Road, Kagaru described as Lot 20 on SP149887

On 13 October 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

Brandon Bouda
A/Director
Development Assessment
Economic Development Queensland



PDA Decision Notice

Site information		
Name of priority development area (PDA)	Greater Flagstone PDA	
Site address	400 Wyatt Road, Kagaru	
Lot on plan description	Lot number	Plan description
	Lot 20	SP149887

PDA development application details	
DEV reference number	DEV2025/1687
'Properly made' date	12 September 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 for 1 Lot into 2 Lots and Temporary Access Easement

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. The approval is for: • Reconfiguring a Lot for 1 Lot into 2 Lots and Temporary Access Easement
Decision date	13 October 2025
Currency period	Four (4) years from the date of the decision

Assessment Team	
Assessment Manager (Lead)	Nicole Tobias, Senior Planner
Manager	Leila Torrens, Manager
Delegate	Brandon Bouda, A/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.	Proposed Subdivision - 1 Into 2 Allotments amendments in red	152722 – 03 Revision D	29 August 2025

Preamble, abbreviations, and definitions

PREAMBLE

Nil

ABBREVIATIONS AND DEFINITIONS

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

COUNCIL means the relevant local government for the land the subject of this approval.

DCOP means the Development Charges and Offset Plan (July 2025) that applies to the PDA as amended or replaced from time to time.

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.

LTA means *Land Title Act 1994*.

MEDQ means the Minister for Economic Development Queensland.

PDA means Priority Development Area.

RPEQ means Registered Professional Engineer of Queensland.

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
2.	Temporary Access Easement Extinguish the temporary access easement to Lot 1 when a new access road to Lot 1 is constructed.	As indicated.
Service Connections		
3.	Infrastructure Services Submit to EDQ IS written confirmation from a RPEQ or suitably qualified professional (such as Plumber or Surveyor) that all services and on-site underground infrastructure to the existing dwelling within proposed lot 1 are fully contained within lot 1 and do not traverse the new property boundaries.	Prior to survey plan endorsement
Infrastructure Contributions		
4.	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 ****