

Our ref: DEV2023/1431

4 December 2025

Litoba Developments Pty Ltd
C/- Saunders Havill Group
Att: Mr Nick Christofis
nickchristofis@saundershavill.com

Dear Applicant

Priority Development Area (PDA) Decision Notice

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

PDA:	Greater Flagstone PDA
PDA Development Type:	Development Permit for Reconfiguring a Lot for management lot subdivision (1 into 2 lots) with a context plan
Property Location:	325 Wyatt Road, Kagaru
Property Description:	Lot 22 on SP341889 (previously Lot 11 on SP310604)

On 4 December 2025, Economic Development Queensland (EDQ) decided to approve **all** of the above PDA Development Application subject to PDA Development Conditions in accordance with the attached 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 Nicole Tobias on 3452 6752 or by email at nicole.tobias@edq.qld.gov.au.

Yours sincerely



Adam Dunn
Director
Development Services
Economic Development Queensland
cc. Logan City Council – Email: council@logan.qld.gov.au

1 William Street Brisbane
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Queensland 4002 Australia
Website www.edq.qld.gov.au
ABN 65 959 415 158

PDA Decision Notice

Approved form made under section 175 of the *Economic Development Act 2012*

Site information

Name of Priority Development Area (PDA)	Greater Flagstone PDA	
Site address	325 Wyatt Road, Kaguru	
Lot on plan description	Lot number	Plan description
	Lot 22 (previously Lot 11)	SP341889 (previously SP310604)

PDA Development Approval details

DEV Reference No.	DEV2023/1431
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	Reconfiguring a Lot for 1 Lot into 2 Lots (management lots) and Temporary Access Easement with Context Plan
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	4 December 2025
Currency Period	4 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. Management Lot Proposal Plan	11560 P 15 Rev D – CON 01	Saunders Havill	12/11/2025
2. Greenspace Infrastructure Master Plan	11560 Rev F	Saunders Havill	13/11/2025
3. Landscape Concept Masterplan (amended in red)	11560 Rev F	Saunders Havill	November 2025

Supporting Plans and Documents

4. Significant Biodiversity Assessment Report	11560 E	Saunders Havill	19/09/2024
5. Slope Analysis Plan	11560 P 21 Rev A - SAP 01	Saunders Havill	02/04/2024
6. Earthworks Strategy Infrastructure Master Plan (amended in red)	22-0289-IMP-EWKS_2	Colliers	27/08/2024
7. Sewer and Water Infrastructure Master Plan	22-0289-IMP-WWWS_0	Colliers	11/08/2023
8. Traffic Planning Context	P6034.003T	Bitzios Consulting	28/03/2024
9. Concept Flood Assessment and Stormwater Management Plan (amended in red)	23020246-R01-V03	Water Technology	04/04/2024

Endorsed Plans

10. Wyatt Road Kagaru Context Plan (amended in red on 27 November 2025)	11560 P14 Rev V- CON 01	Saunders Havill	21/10/2025
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Submitting documentation to EDQ

Where a condition of this approval requires documentation to be submitted to either EDQ Development Services use the online Customer Portal <https://portal.edq.qld.gov.au/> or send to:

- a) EDQ DA: developmentservices@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.	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.
Infrastructure Contributions		
3.	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.

