

Our ref: DEV-2026-FLA-4548

29 April 2026

Nick Christofis  
Saunders Havill Group Pty Ltd  
nickchristofis@saundershavill.com

Dear Applicant

**PDA Decision Notice**

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

|                                         |                                                                                                |
|-----------------------------------------|------------------------------------------------------------------------------------------------|
| <b>Priority Development Area (PDA):</b> | <b>Greater Flagstone PDA</b>                                                                   |
| <b>PDA Development Type:</b>            | <b>Development Permit for Reconfiguration of a Lot<br/>(2 into 3 Lots and access easement)</b> |
| <b>Property Location:</b>               | <b>Lot 1 &amp; Lot 2 Rice Road, Monarch Glen and<br/>Kagaru</b>                                |
| <b>Property Description:</b>            | <b>Lot 1 on SP351245; Lot 2 on SP351245</b>                                                    |

On 29 April 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 Andrew Edwards, Planner, on (07) 3035 0120 or by email at [andrew.edwards@edq.qld.gov.au](mailto:andrew.edwards@edq.qld.gov.au).

Yours sincerely



Amanda Dryden  
**Acting Group Director**  
**Development Services**  
**Economic Development Queensland**

Cc: Logan City Council – email – [council@logan.qld.gov.au](mailto:council@logan.qld.gov.au)

## PDA Decision Notice

| Site information                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                  |
|-----------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------|
| Name of Priority Development Area (PDA) | Greater Flagstone PDA                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                  |
| Site address                            | Lot 1 & Lot 2 Rice Road, Monarch Glen and Kagaru                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                  |
| Lot on plan description                 | Lot number                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Plan description |
|                                         | Lot 1                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | SP351245         |
|                                         | Lot 2                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | SP351245         |
| PDA Development Approval details        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                  |
| DEV Reference No.                       | DEV-2026- FLA-4580                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                  |
| PDA Development Approval Type           | <input type="checkbox"/> Material change of use <ul style="list-style-type: none"> <li><input type="checkbox"/> PDA Preliminary Approval</li> <li><input type="checkbox"/> PDA Development Permit</li> </ul> <input checked="" type="checkbox"/> Reconfiguring a lot <ul style="list-style-type: none"> <li><input type="checkbox"/> PDA Preliminary Approval</li> <li><input checked="" type="checkbox"/> PDA Development Permit</li> </ul> <input type="checkbox"/> Operational work <ul style="list-style-type: none"> <li><input type="checkbox"/> PDA Preliminary Approval</li> <li><input checked="" type="checkbox"/> PDA Development Permit</li> </ul> |                  |
| Approval details                        | Reconfiguration of a Lot for 2 into 3 Lot (Management Lots) and access easement.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                  |
| Decision                                | EDQ has decided to grant <b>all</b> of the PDA Development Approval applied for, <b>subject to</b> PDA Development Conditions forming part of this Decision Notice.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                  |
| Decision date                           | 29/04/2026                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                  |
| 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. Survey Plan                                                                                                                          | Plan Number:<br>SP360339 – Sheet 1<br>of 4 – No. B | Saunders Havill | 25/03/2026 |  |

### Submitting documentation to EDQ

Where a condition of this approval requires documentation to be submitted to EDQ Development Services or DA Engineering use the online Customer Portal <https://portal.edq.qld.gov.au/> or send to [developmentservices@edq.qld.gov.au](mailto:developmentservices@edq.qld.gov.au)

### PDA Development Conditions

| No. | Condition                                                                                                                                          | Timing                           |
|-----|----------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------|
| 1.  | <b>Carry Out the Approved Development</b><br><br>Carry out the approved development generally in accordance with the approved plans and documents. | Prior to survey plan endorsement |
| 2.  | <b>Temporary Access Easement</b><br><br>Extinguish the temporary access easement to Lot 5002 when a new access road to Lot 5002 is constructed.    | As indicated.                    |

### 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 \*\***