

Ref: DEV2021/1167

26 February 2021

UBS Real Estate Nominees Australia Pty Limited
C/- Cardno
Locked Bag 4006
FORTITUDE VALLEY QLD 4006

Attn: Kassim Mahomed (kassim.mahomed@cardno.com.au)

Dear Kassim

SECTION 89(1)(a) PDA DEVELOPMENT APPROVAL FOR A PDA DEVELOPMENT PERMIT FOR RECONFIGURING A LOT – VOLUMETRIC SUBDIVISION (3 LOTS INTO 7 LOTS) AT 2-16 NEXUS WAY, 1 AND 17 VILLAGE BOULEVARD, AND 10 PERKINS LANE, SOUTHPORT DESCRIBED AS LOTS 2 - 4 ON SP275512

On 26 February 2021 the Minister for Economic Development Queensland (MEDQ) approved the Priority Development Area (PDA) development application pursuant to s.85(4)(b) of the *Economic Development Act 2012*. The MEDQ has decided to grant all of the PDA development approval applied for, subject to PDA development conditions set out in this 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 www.dsdlqp.qld.gov.au/pda-da-applications.

Should you have any queries in relation to this PDA decision notice, please do not hesitate to contact Karina McGill on 3452 7518 or at karina.mcgill@dsdti.qld.gov.au.

Yours sincerely



Jeanine Stone
Director
Development Assessment
Economic Development Queensland

PDA Decision Notice – Approval

Site information			
Name of priority development area (PDA)		Parklands	
Site address		2-16 Nexus Way, 17 Village Boulevard & 10 Perkins Lane, Southport	
Lot on plan description		Lot number	Plan description
		Lots 2, 3 and 4	SP275512
PDA development application details			
DEV reference number		DEV2021/1167	
'Properly made' date		17 February 2021	
Type of application		☒ New development involving: ☐ Material change of use ☐ Preliminary approval ☐ Development permit ☒ Reconfiguring a lot ☐ Preliminary approval ☒ Development permit ☐ Operational work ☐ Preliminary approval ☐ Development permit ☐ Changing a PDA development approval ☐ Extending the currency period of a PDA approval	
Description of proposal applied for		Reconfiguring a Lot – Volumetric Subdivision: 3 standard format lots into 4 volumetric lots and 3 standard format 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		26 February 2021	
Currency period		4 years from the Decision date	
Plans and documents			
The plans and documents approved by the MEDQ and referred to in the PDA development conditions are detailed in the table below.			
Approved plans and documents		Number (if applicable)	Date (if applicable)
1	Sheets 1 to 3: Plan of Lots 21 and 22	SP311806	N/A
2	Sheets 1 to 16: Plan of Lots 31 and 32	SP311807	N/A
3	Sheets 1 to 4: Plan of Lots 41-43	SP311808	N/A

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.	Building Management Statement Ensure a Building Management Statement is registered on the title for each proposed lot which appropriately covers common building management items (e.g. support; shared services/utilities; shared pedestrian access; shared vehicle access; manoeuvring and standing; and overlapping car parking).	To be maintained

STANDARD ADVICE

Please note that in order 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 ****