



Economic Development Queensland

Creating and investing in sustainable places for Queensland to prosper

Our ref: DEV2024/1555

20 December 2024

The Minister for Economic Development Queensland
Att: Mr Steve Dolores, Senior Development Manager
GPO Box 2202
BRISBANE QLD 4001

Email: steve.dolores@edq.qld.gov.au

Dear Steve

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

**PDA Development Permit for Reconfiguring a Lot for Volumetric Subdivision (1 into 2)
at 21 Nexus Way, Southport described as Lot 63 on SP338437**

On 20 December 2024, 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) (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)	Parklands PDA	
Site address	21 Nexus Way, Southport	
Lot on plan description	Lot number	Plan description
	63	SP338437
PDA development application details		
DEV reference number	DEV2024/1555	
'Properly made' date	23 October 2024	
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 volumetric subdivision (1 into 2 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 The approval is for: • 1 into 2 volumetric subdivision	
Decision date	20 December 2024	
Currency period	4 years from the date of the decision	
Assessment Team		
Assessment Manager (Lead)	Nicole Tobias	
Manager	Leila Torrens	
Engineer	Xi Gan	
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.	Survey Plan SP348879 - Plan of Lots 63 & 611	Sheet 1 of 4	26/07/2024
2.	Survey Plan SP348879 – Reinstatement Report	Sheet 2 of 4	26/07/2024
3.	Survey Plan SP348879 – Additional Sheet	Sheet 3 of 4	-
4.	Survey Plan SP348879 – Additional Sheet – Three dimensional view	Sheet 4 of 4	-

Preamble, abbreviations, and definitions

ABBREVIATIONS AND DEFINITIONS

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

BFP means Building Format Plan.

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

MEDQ means the Minister for Economic Development Queensland.

PDA means Priority Development Area.

RPEQ means Registered Professional Engineer of Queensland.

PDA Development Conditions

No.	Condition	Timing
1.	Carry out the Approved Development Carry out the approved reconfiguration of a lot (volumetric subdivision) generally in accordance with the approved plans, with the ultimate lot boundaries to reflect the development generally as approved and constructed.	Prior to Survey Plan endorsement
2.	Building Management Statement Ensure a Building Management Statement is registered on title for each proposed lot.	At registration of title and to be maintained

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 ****

Document Name (Source: D16/172548)	Version	Date	Author	Verified	Amendment
Section 89(1)(a) Notice of decision to applicant	1	20 Nov '12	C Hanney		
As above	2	23 July 2013	C Hanney		Letterhead update
As above	3	3 Feb 2014	C Hanney		Letterhead update
As above	4	10 Mar 2014	P Atkinson	T Luck	Formatting update
As above	5		P Atkinson	L Rapson	Content update
As above	6	3 Feb 2015	O Haslam	L Rapson	Content update
As above	7	13 Apr '15	C Broughton	L Rapson	Letterhead update
As above	8	6 Dec '16	C Broughton	A Edmonds	Footer update
As above	9	5 Jan '18	C Broughton	A Edmonds	Update Department references - DILGP to DSDMIP in letter only.
As above	12	18 May 2021	K. Stephens	K Williams	Update Dept name, formatting and content
As above	13	22/2/2022	K.Stephens		Abbreviations and Definitions added
As above	14	23/06/2022	G. Shepherd	L Rapson	Updating Tech Services name and abbreviation and small format modifications
As above	15	18/08/2022	G. Shepherd		Formatting
As above	16	12 Jan 2024	M Bais		Update department name
As above	17	10 June 2024	J Davison	B. Bouda	Update content – insert assessment team names
As above	18	July 2024	C Broughton		Update to EDQ