



19 June 2025

Stockland Development Pty Ltd
C/- Evolve Planning
Att: Ms Kate Evans
11 Staghorn Close
PALMVIEW QLD 4553

Email: kate@evolveplanning.net.au

Dear Ms Evans

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

PDA Development Permit for Reconfiguring a Lot for reciprocal access easement at Splendour Street, Bells Creek described as Lot 8031 on SP333898 and Lot 11 on SP344641

On 19 June 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 Mr Ali Rizayee, Planner, Development Assessment, in Economic Development Queensland, by telephone on (07) 3452 7531 or at ali.rizayee@edq.qld.gov.au, who will assist.

Yours sincerely

Jeanine Stone
Director
Development Assessment
Economic Development Queensland



PDA Decision Notice

Site information		
Name of priority development area (PDA)	Caloundra South PDA	
Site address	Splendour Street, Bells Creek	
Lot on plan description	Lot number	Plan description
	Lot 8031	SP333898
	Lot 11	SP344641
PDA development application details		
DEV reference number	DEV2025/1635	
'Properly made' date	2 June 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 of a Lot to create Reciprocal Access Easement over Lots 11 and 8031	
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 of a Lot to create Reciprocal Access Easement over Lots 11 and 8031	
Decision date	19 June 2025	
Currency period	4 years from the date of the decision	
Assessment Team		
Assessment Manager (Lead)	Ali Rizayee, Planner	
Manager	Jennifer Sneesby, Manager	
Engineer	N/A	
Delegate	Jeanine Stone, Project 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.	Proposal Plan Proposed Easements GT and GU over Lot 11 on SP344641 & 8031 on SP333898 (for Access Purposes) prepared by RPS AAP Consulting Pty. Ltd.	Job Ref: 124697-12 Plan Ref: 124697-12-81A Sheet 1 of 1	18.03.2025

Preamble, abbreviations, and definitions

PREAMBLE

Nil

ABBREVIATIONS AND DEFINITIONS

The following is a list of abbreviations utilised in 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.

PDA means Priority Development Area.

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
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.

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 ****