



Economic Development Queensland

Creating and investing in sustainable places for Queensland to prosper

Our ref: DEV2025/1686

24 October 2025

The Minister of Economic Development Queensland
C/- Urbis Ltd
Attn: Ms Melissa Griffin and Mr Karan Rao
Level 2, 64 Marine Parade
SOUTHPORT QLD 4215

Email: mgriffin@urbis.com.au, kpadbidri@urbis.com.au

Dear Melissa and Karan

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

PDA Development Application DEV2025/1686 for a Development Permit for a Reconfiguring a Lot for 1 Lot into 3 Lots (2 Standard Lots and 1 Balance Lot) at 2 Village Boulevard, Southport described as Lot 8 on SP275512

On 24 October 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 Vivian Lun, Planner, Development Assessment, in Economic Development Queensland, by telephone on (07) 3452 6781 or at vivian.lun@edq.qld.gov.au, who will assist.

Yours sincerely

Beatriz Gomez
Director
Development Assessment
Economic Development Queensland



PDA Decision Notice

Site Information		
Name of Priority Development Area (PDA)	Parklands PDA	
Site Address	2 Village Boulevard, Southport	
Lot on Plan Description	Lot Number	Plan Description
	Lot 8	SP275512
PDA Development Application Details		
DEV Reference Number	DEV2025/1686	
'Properly made' Date	3 September 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	1 Lot into 3 Lots (2 Standard Lots and 1 Balance Lot)	
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	24 October 2025	
Currency Period	4 years from the date of the decision	
Assessment Team		
Assessment Manager (Lead)	Vivian Lun, Planner – Development Assessment	
Manager	Elizabeth Piper, Manager – Development Assessment	
Delegate	Beatriz Gomez, Director – Development Assessment	
Engineer	Manjurul Alam – Principal Engineer	

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.	Proposed Reconfiguration of Lots 21-23 Cancelling Lot 8 on SP275512	BRMM7981-000-40-2 Sheet 1 of 1, Rev. 2	17/10/2025 (Amended in Red by EDQ)
2.	Civil Engineering Services Report prepared by Stantec Australia Pty Ltd	304701862	15/8/2025

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.

IFF means the Economic Development Queensland Infrastructure Funding Framework (July 2025) as amended or replaced from time to time.

MEDQ means the Minister for Economic Development Queensland.

PDA means Priority Development Area.

PDA Development Conditions

No.	Condition	Timing
General		
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.	Vehicular Access onto the State-controlled Road Direct access is not permitted between Smith Street Connection Road and the subject site.	At all times
3.	Sewer Reticulation a) Submit to EDQ IS detailed sewer reticulation design plans, certified by a RPEQ. The certified sewer reticulation design plans must be designed generally in accordance with: i) <i>PDA Guideline No. 13 Engineering standards</i> ; and	a) Prior the commencing sewer reticulation work for the relevant lot

PDA Development Conditions		
No.	Condition	Timing
	ii) the approved Sewer Connection Plan, Drawing 304701862-SK-CI-0010, Revision 1, prepared by Stantec dated 15 August 2025. b) Construct sewer reticulation works generally in accordance with the certified plans submitted under part b) of this condition. c) Submit to EDQ IS 'as constructed' plans, certified by an RPEQ, of all sewer reticulation infrastructure constructed in accordance with this condition, including an asset register, pressure and CCTV results in accordance with: i) City of Gold Coast current adopted standards; and ii) the SEQ Water Supply and Sewerage Design and Construction Code - Asset Information.	b) Prior to survey plan endorsement for the relevant lot c) Prior to survey plan endorsement for the relevant lot
4.	Stormwater Management (Quantity) a) Submit to EDQ IS detailed engineering drawings and hydraulic calculations, certified by a RPEQ, for the stormwater drainage system designed generally in accordance with i) <i>PDA Guideline No. 13 Engineering standards – Stormwater quantity</i> and; ii) Civil Engineering Services Report, prepared by Stantec dated 15 August 2025. b) Construct stormwater works generally in accordance with the certified plans submitted under part a) of this condition.	a) Prior to commencement of stormwater work b) Prior to survey plan endorsement
5.	Easements over Infrastructure a) Provide public utility easements, in favour of and at no cost to the grantee, over infrastructure located in land (other than road) for Contributed Assets. b) The terms of public utility easements are to be to the satisfaction of the Chief Executive Officer of the authority which is to accept and maintain the Contributed Assets.	At registration of survey plan

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.

General Advice	
Public Utility and Plant (PUP) / Third Party Infrastructure	
1.	Written approval is required from the Department of Transport and Main Roads for the installation of third-party infrastructure and/or works or connections to public utility and plant (PUP) within a state-controlled road. Please contact the Department of Transport and Main Roads (South Coast Region) at scr.calm@tmr.qld.gov.au or on (07) 5563 6600 for guidance regarding the application and approval process as there are various legislative requirements which may apply depending on the service and scenario. Further information about the installation, technical specifications and approvals of third party infrastructure and PUP can be accessed from: • https://www.tmr.qld.gov.au/business-industry/Technical-standards-publications/Roadsides-road-corridors-and-utilities • https://www.tmr.qld.gov.au/Community-and-environment/Planning-and-development/Other-matters-requiring-approval/Road-Corridor-Permit.aspx • https://www.tmr.qld.gov.au/business-industry/technical-standards-publications/technical-notes The approval process takes time. Please seek advice and lodge your application and supporting information as soon as possible to ensure that your works are not delayed. This approval from the Department of Transport and Main Roads is required in addition to any development permit issued under the <i>Planning Act 2016</i>.

**** End of Package ****