DELIVERING FOR QUEENSLAND | Queensland Government

Economic Development Queensland

Our ref: DEV-2026-GCP-5471

11 November 2026

Madison Ruygrok
MEDQ c/- Urbis Ltd
goldcoastoffice@urbis.com.au

Dear Applicant

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

Priority Development Area (PDA):	**Parklands**
PDA Development Type:	**Development Permit for Reconfiguring a Lot for 1 into 2 Lots**
Property Location:	**2 Village Boulevard, Southport 4215**
Property Description:	**Lot 23 on SP361324**

On 11 November 2026, Economic Development Queensland (EDQ) decided to approve **all / part** 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 Elizabeth Piper, Manager on (07) 3452 7454 or by email at elizabeth.piper@edq.qld.gov.au.

Yours sincerely

Beatriz Gomez
Director – Established Growth
Development Services
Economic Development Queensland

Cc: City of Gold Coast Council

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ABN 76 590 288 697

PDA Decision Notice

Site information		
Name of Priority Development Area (PDA)	Parklands	
Site address	2 Village Boulevard, Southport 4215	
Lot on plan description	Lot number	Plan description
	Lot 23	SP361324

PDA Development Approval details	
DEV Reference No.	DEV-2026-GCP-5471
PDA Development Approval Type	☐ Material change of use ☐ PDA Preliminary Approval ☐ PDA Development Permit ☒ Reconfiguring a lot ☐ PDA Preliminary Approval ☒ PDA Development Permit ☐Operational work ☐ PDA Preliminary Approval ☐ PDA Development Permit
Approval details	Reconfiguring a Lot – 1 into 2 Lots
Decision	EDQ 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	11/11/2026
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	Overland Flow Path Capacity Assessment – 2 Village Boulevard Southport	30470162 (Version 2)	Stantec	21/09/2026
2	Survey Plan Sheet 1 of 2 -	-	MNG QLD &	22/09/2026

	Plan of Lots 24 & 25 – Cancelling Lot 23 on SP361324		NSW Ltd	
3	Survey Plan Sheet 2 of 2 - Plan of Lots 24 & 25 – Cancelling Lot 23 on SP361324	-	MNG QLD & NSW Ltd	22/09/2026

Compliance assessment

Where a condition of this approval requires Compliance Assessment, the following is required;

a) The Applicant must:

i) pay to EDQ at the time of submission the relevant fee for Compliance Assessment, including any third party peer review costs which will be charged on a 100% cost recovery basis. The Compliance Assessment fees are set out in EDQ Development Assessment Fees and Charges Schedule[1] (as amended from time to time).

ii) submit to EDQ a duly completed Compliance Assessment form[2].

iii) submit to EDQ the documentation as required under the relevant condition.

b) Where EDQ is satisfied the documentation submitted for Compliance Assessment meets the requirements of the relevant condition (or element of the condition), EDQ will endorse the documentation and advise by written notice.

c) Compliance Assessment and endorsement can be repeated where a different design or solution, to that already endorsed, is sought.

d) The process and timeframes that apply to Compliance Assessment are as follows:

i) the Applicant submits items required under a) above to EDQ for Compliance Assessment.

ii) **within 20 business days** – MEDQ assesses the documentation and:
1. if satisfied, endorses the documentation; or
2. if not satisfied, notifies the Applicant accordingly.

iii) if the Applicant is notified under ii)2. above, revised documentation must be submitted **within 20 business days** from the date of notification.

iv) **within 20 business days** – EDQ assesses the revised documentation and:
1. if satisfied, endorses the revised documentation; or
2. if not satisfied, notifies the applicant accordingly.

[1] The EDQ Development Assessment Fees and Charges Schedule is available at EDQ's website.

[2] The Compliance Assessment form is available at EDQ's website. It sets out how to submit documentation for Compliance Assessment and how to pay Compliance Assessment fees.

Compliance assessment
v) where EDQ notifies the Applicant as stated under iv)2. above, repeat steps iii) and iv) above. If either party is not satisfied by the outcome of this process, that party can elect to enter into a mediation process with an independent mediator agreed to by both parties. Despite note v) above, the condition (or element of the condition) is determined to have been met only when EDQ endorses relevant documentation.

Submitting documentation to EDQ
Where a condition of this approval requires documentation to be submitted to EDQ, use the following submission pathways: a) For conditions requiring Compliance Assessment submit via the EDQ Customer Portal or via developmentservices@edq.qld.gov.au b) For conditions requiring the submission of material related to the Certification Procedures Manual (CPM) process, submit via the CPM Digital Submission system c) For all other conditions requiring the submission of material, submit via 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: a) the approved plans and documents; and b) any other documentation endorsed via Compliance Assessment as required by these conditions.	Prior to survey plan endorsement
Engineering conditions		
2.	**Hours of Work – Construction** Unless otherwise endorsed, via Compliance Assessment for out of hours work, construction hours for the approved development are limited to Monday to Saturday between 6:30am to 6:30pm, excluding public holidays.	During construction unless otherwise endorsed
3.	**Out of Hours Work – Compliance Assessment** Where out of hours work is proposed, submit to EDQ, for Compliance Assessment, an out of hours work request. The	Minimum of 10 business days prior to proposed out

PDA Development Conditions		
No.	**Condition**	**Timing**
	out of hours work request must include a duly completed out of hours work request form[3].	of hours work commencement date
4.	**Certification of Operational Work** Carry out all Operational Work under this approval in accordance with the *Certification Procedures Manual.*	At all times
5.	**Public Infrastructure (Damage, Repairs and Relocation)** a) Repair any damage to existing public infrastructure caused by works carried out in association with the approved development. b) Where existing public infrastructure require repair or relocation, due to the approved development and/or works associated with the approved development, repair and/or relocate the public infrastructure at no cost to others and in accordance with statutory requirements and adopted design standards. *NOTE: It is recommended applicants record their own dated photographic evidence of the condition of relevant existing public infrastructure both before and after works carried out in association with the approved development.*	a) Prior to survey plan endorsement b) Prior to survey plan endorsement
6.	**Easements over Infrastructure** 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. 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
Infrastructure Charges		
7.	Pay to the MEDQ infrastructure charges in accordance with the IFF, indexed to the date of payment. Where the application is a MCU, certified construction plans detailing the GFA must also be provided to the MEDQ prior to commencement of use for calculation of final charges. IFF means the Economic Development Queensland Infrastructure Funding Framework that applies to the PDA as amended or replaced from time to time.	In accordance with the IFF

[3] The out of hours work request form is available at EDQ's website.

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 ****