



Department of
**State Development,
Manufacturing,
Infrastructure and Planning**

Our ref: DEV2019/1002

4 April 2019

UBS Grocon Real Estate Nominees Pty Limited
as trustee for the Parklands Ownership Trust
C/- Urbis Pty Ltd
Att: Liam Campbell
Level 2, 64 Marine Parade
SOUTHPORT QLD 4215

Via e-mail: lcampbell@urbis.com.au

Dear Liam

SECTION 89(1)(a) PDA DEVELOPMENT APPROVAL FOR A PDA DEVELOPMENT APPLICATION FOR A PDA DEVELOPMENT PERMIT FOR A MATERIAL CHANGE OF USE - EXTENSION TO EXISTING FOOD AND DRINK OUTLETS (OUTDOOR DINING PAVILLIONS) AT VILLAGE WAY, SOUTHPORT DESCRIBED AS VILLAGE WAY ROAD RESERVE

On 4 April 2019 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 <https://www.dsdmip.qld.gov.au/edg/priority-development-area-development-approvals.html>.

Should you have any queries in relation to this PDA decision notice, please do not hesitate to contact Marissa Bais on 07 3452 7406 or by e-mail at Marissa.Bais@dsd.qd.gov.au

Yours sincerely

Beatriz Gomez
Director
Development Assessment
Economic Development Queensland

Minister for Economic Development
Queensland
GPO Box 2202
Brisbane Queensland 4001 Australia
Website www.edq.qld.gov.au
ABN 76 590 288 697

PDA Decision Notice – Approval

Site information		
Name of priority development area (PDA)	Gold Coast Parklands PDA	
Site address	Village Way, Southport	
Lot on plan description	Lot number	Plan description
	Village Way Road Reserve	
PDA development application details		
DEV reference number	DEV2019/1002	
'Properly made' date	5 February 2019	
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	8 Outdoor Dining Pavillions	

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		4 April 2019	
Currency period		6 years from 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 <i>(if applicable)</i>	Date <i>(if applicable)</i>
1.	External works plan, Nexus Way prepared by Push	EDQ 0400 Issue P4	27/02/2019
2.	Pavilion Type prepared by Push	3200 Issue P3	21/12/2018
3.	Pavilion Type 2 prepared by Push	3201 Issue P2	21/12/2018
4.	Pavilion Landscaping prepared by Push	EDQ 0401 Issue P1	20/02/2019
5.	Material Palette prepared by Push	EDQ 0500 Issue P2	21/12/2018

ABBREVIATIONS AND DEFINITIONS

For the purposes of interpreting the PDA Development Conditions, the following is a list of abbreviations utilised:

1. **AILA** means a Landscape Architect registered by the Australian Institute of Landscape Architects.
2. **Council** means City of Gold Coast.
3. **DSDMIP** means the Department of State Development, Manufacturing, Infrastructure and Planning.
4. **EDQ** means Economic Development Queensland.
5. **IFF** means the Infrastructure Funding Framework, prepared by the Department of Infrastructure, Local Government and Planning, dated July 2017.
6. **MEDQ** means the Minister for Economic Development Queensland.

PDA Development Conditions - Material Change of Use		
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 commencement of use
2.	Maintain the Approved Development Maintain the approved development (including structures, landscaping, parking, driveways and other external spaces) generally in accordance with the approved plans and documents, and any other approval or endorsement required by these conditions.	At all times
Engineering		
3.	Stormwater Connection Connect the development to a lawful point of discharge in accordance with Council current adopted standards.	Prior to commencement of use
4.	Outdoor Lighting Outdoor lighting within the development is to be designed and installed in accordance with <i>AS 4282:1997 Control of the Obtrusive Effects of Outdoor Lighting</i> .	Prior to commencement of use and to be maintained
5.	Electricity Connect the development to existing low-voltage electricity supply in accordance with the following plans: i. Pavilion Type prepared by Push 3200 Issue P3 dated 21/12/2018. ii. Pavilion Type 2 prepared by Push 3201 Issue P2 dated 21/12/2018.	Prior to commencement of site works
6.	Public Infrastructure – Damage, Repairs and Relocation Repair any damage to existing public infrastructure that occurred during works carried out in association with the approved development. Should existing public infrastructure require relocation, due to the approved development, the developer is responsible for these costs together with compliance with relevant standards and statutory requirements.	Prior to commencement of use

Landscape and Environment		
7.	Landscape Works a) Submit to EDQ Development Assessment, DSDMIP detailed landscape plans, certified by an AILA, for landscape works within the proposed development generally in accordance with the following plans: i. Pavilion Landscaping prepared by Push EDQ 0401 Issue P1 dated 20/02/2019. b) Construct the works generally in accordance with the certified plans submitted under part a) of this condition.	a) Prior to commencement of building works above ground level b) Prior to commencement of use and 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 ****