



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

Our ref: DEV2019/1038

11 July 2019

Minister for Economic Development Queensland
C/- Urbis Pty Ltd
Att: Mr Matthew Brown
Level 7, 123 Albert Street
BRISBANE QLD 4000

Dear Matthew

SECTION 89(1)(a) PDA DEVELOPMENT APPROVAL FOR A PDA DEVELOPMENT APPLICATION FOR A PDA DEVELOPMENT PERMIT FOR A MATERIAL CHANGE OF USE - CAR PARK (INTERIM USE) AT SMITH STREET, SOUTHPORT DESCRIBED AS LOTS 7 AND 8 ON SP275512.

On 10 July 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 <http://www.dsdmip.qld.gov.au/economic-development-queensland/current-applications-and-approvals.html>.

Should you have any queries in relation to this PDA decision notice, please do not hesitate to contact Leila Torrens on 34527466

Yours sincerely

Jeanine Stone
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)	Parklands	
Site address	Smith Street, Southport	
Lot on plan description	Lot number	Plan description
	Lots 7 and 8	SP275512
PDA development application details		
DEV reference number	DEV2019/1038	
'Properly made' date	28 May 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	Car Park (Interim use- 4 years)	

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		10 July 2019	
Currency period		4 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 (if applicable)	Date (if applicable)
1.	Lot K Car Parking Layout	721918-CI-1001 Rev C	17/12/2018
2.	Lots L1 & L2 Car Parking Layout	721918-CI-1002 Rev C	17/12/2018
3.	Car Park Details	721918-CI-1004 Rev B	26/11/2018
4.	Landscape Works Drawing Legend	10865_L_00_0011 Rev A	12/02/2019
5.	Landscape Works S1 Plant Schedule	10865_L_00_0021 Rev A	12/02/2019
6.	Landscape Works S2 Plant Schedule	10865_L_00_0022 Rev A	12/02/2019
7.	Demolition Plan Sheet 01	10865_L_S1_0101 Rev A	12/02/2019
8.	Landscape Plan Sheet 01	10865_L_S1_0401 Rev A	12/02/2019
9.	Demolition Plan Sheet 01	10865_L_S2_0101 Rev A	12/02/2019
10.	Demolition Plan Sheet 02	10865_L_S2_0102 Rev A	12/02/2019
11.	Demolition Plan Sheet 03	10865_L_S2_0403 Rev A	12/02/2019
12.	Demolition Plan Sheet 04	10865_L_S2_0104 Rev A	12/02/2019
13.	Surface Finishes Sheet 01	10865_L_S2_0401 Rev A	12/02/2019
14.	Surface Finishes Sheet 02	10865_L_S2_0402 Rev A	12/02/2019
15.	Surface Finishes Sheet 03	10865_L_S2_0403 Rev A	12/02/2019
16.	Surface Finishes Sheet 04	10865_L_S2_0404 Rev A	12/02/2019
17.	Landscape Details Softscape – Sheet 01	10865_L_00_1011 Rev A	12/02/2019

18.	Landscape Details Softscape – Sheet 02	10865_L_00_1012 Rev A	12/02/2019
19.	Landscape Details Feature Mounds – Sheet 01	10865_L_00_1015 Rev A	12/02/2019
20.	Landscape Details Feature Mounds – Sheet 02	10865_L_00_1016 Rev A	12/02/2019

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 Gold Coast City Council.
3. **DES** means the Department of Environment and Science.
4. **DSDMIP** means the Department of State Development, Manufacturing, Infrastructure and Planning.
5. **EDQ** means Economic Development Queensland.
6. **IFF** means the Infrastructure Funding Framework, prepared by the Department of Infrastructure, Local Government and Planning, dated July 2017.
7. **MEDQ** means the Minister for Economic Development Queensland.
8. **PDA** means Priority Development Area.
9. **RPEQ** means Registered Professional Engineer of Queensland.

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 commencement of use
2.	Maintain the Approved Development Maintain the approved development (including 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
3.	Duration of Use The approved use of the premises is on an interim basis for 4 years from the date of the decision	As indicated

Engineering		
4.	Construction Management Plan a) Submit to EDQ Development Assessment, DSDMIP a site-based Construction Management Plan (CMP), prepared by the principal site contractor, that manages the following: i. noise and dust generated from the site during and outside construction work hours in accordance with the <i>Environmental Protection Act 1994</i>; ii. stormwater flows around or through the site without increasing the concentration of total suspended solids or Prescribed Water Contaminants (as defined in the <i>Environmental Protection Act 1994</i>), causing erosion, creating any ponding and causing any actionable nuisance to upstream or downstream properties; and iii. contaminated land (if required), including removal, treatment and replacement in accordance with a compliance permit from an approved contaminated land auditor. b) Prior to submitting the CMP under part a), the CMP shall be reviewed and approved by a suitably qualified person responsible for overseeing the construction works. c) Undertake all works generally in accordance with the CMP submitted under part a) of this condition, which is to be current and available on site at all times during the construction period.	a) Prior to commencement of site works b) Prior to commencement of site works c) At all times during construction
5.	Traffic Management Plan a) Submit to EDQ Development Assessment, DSDMIP a Traffic Management Plan (TMP), certified by a person holding a current Traffic Management Design qualification or higher. The TMP is to include the following: i. provision for the management of traffic around and through the site during and outside of construction work hours; ii. provision of parking for workers and materials delivery; iii. risk identification, assessment and identification of mitigation measures; iv. ongoing monitoring, management review and certified updates (as required); and v. traffic control plans and/or traffic control diagrams, prepared in accordance with Manual of Uniform Traffic Control Devices (MUTCD),	a) Prior to commencement of site works

	for any temporary part or full road closures of any Council or State road(s). b) Undertake all works generally in accordance with the certified TMP submitted under part a) of this condition, which is to be current and available on site at all times.	b) At all times during construction
6.	Filling and Excavation a) Submit to EDQ Development Assessment, DSDMIP detailed earthworks plans certified by a RPEQ, generally in accordance with AS3798 – 2007“<i>Guidelines on Earthworks for Commercial and Residential Developments</i>.” The certified earthworks plans are to: - include a geotechnical soils assessment of the site; - be consistent with Erosion and Sediment Control plans required under this development approval; - provide full detail of areas where dispersive soils will be disturbed, treatment of dispersive soils and their rehabilitation; - provide full details of any areas where surplus soils are to be stockpiled; b) Carry out the earthworks generally in accordance with the certified plans submitted under part a) of this condition. c) Submit to EDQ Development Assessment, DSDMIP certification by a RPEQ that all earthworks have been carried out in generally accordance with the certified plans submitted under part a) of this condition and any unsuitable material encountered has been treated or replaced with suitable material.	a) Prior to commencement of site works b) Prior to commencement of use c) Prior to commencement of use
7.	Vehicle Access Clarke Street and Village Boulevard Construct new vehicle crossovers generally in accordance with the approved plans and designed and constructed in accordance with the relevant Council standards Village Boulevard and Knowledge Street Remove the existing temporary vehicle crossovers generally in accordance with the approved plans and reinstate footpath and verge treatments consistent with the existing streetscape.	Prior to commencement of use and to be maintained

8.	Car Park Construct the car park works generally in accordance with the RPEQ certified approved plans.	Prior to commencement of use and to be maintained
9.	Lighting a) The car park lighting design certified by a RPEQ shall be in accordance with AS/NZS 1158:2010: <i>Lighting for roads and public spaces</i> and AS 4282:1997 <i>Control of the Obtrusive Effects of Outdoor Lighting</i> . b) Install the lighting generally in accordance with the certified plans required under part a) of the condition.	a) Prior to commencement of use and to be maintained b) Prior to commencement of use and to be maintained
10.	Electricity Connect the development to the existing electrical reticulation network generally in accordance with Energex standards.	Prior to the commencement of use
11.	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		
12.	Landscape Construct the landscape works generally in accordance with the AILA certified approved plans.	Prior to commencement of use and to be maintained
13.	Erosion and Sediment Management a) Submit to EDQ Development Assessment, DSDMIP an Erosion and Sediment Control Plan (ESCP) certified by a RPEQ or an accredited professional in erosion and sediment control (CPESC) generally in accordance with the following guidelines: i. The construction phase stormwater management design objectives of the State Planning Policy 2017 (Appendix 2 Table A); ii. Healthy Land and Water Technical Note: <i>Complying with the SPP – Sediment Management on Construction Sites</i> ;	a) Prior to commencement of site works

	iii. Urban Stormwater Quality Planning Guidelines, dated 2010, prepared by the former Department of Environment and Heritage Protection; and iv. Best Practice Erosion and Sediment Control, dated November 2008, prepared by the International Erosion Control Association Australasia (as amended from time to time).	
	b) Implement the certified ESCP as submitted under part a) of this condition.	b) At all times during construction

Advice Note: infrastructure charges are not payable at this time. Should an extension to the duration of the use be approved a condition requiring payment of infrastructure charges may be imposed.

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 ****