

Our ref: DEV2020/1119

27 July 2020

The Minister for Economic Development Queensland
C/- Urbis Pty Ltd
Att: Ms Claudia Pegler
Level 32
300 George Street
BRISBANE QLD 4000

Email: cpegler@urbis.com.au

Dear Claudia

SECTION 89(1)(a) PDA DEVELOPMENT APPROVAL FOR A PDA DEVELOPMENT APPLICATION FOR A DEVELOPMENT PERMIT FOR A MATERIAL CHANGE OF USE – OFFICE FITOUT TO AN EXISTING BUILDING AT 16 NEXUS WAY, SOUTHPORT DESCRIBED AS LOT 9 ON SP275512

On 27 July 2020 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 www.DSDTI.qld.gov.au/pda-da-applications

Should you have any queries in relation to this PDA decision notice, please do not hesitate to contact Marissa Bais on 3452 7406, or at marissa.bais@dsd.qld.gov.au.

Yours sincerely



Beatriz Gomez
Director
Development Assessment
Economic Development Queensland

PDA Decision Notice – Approval

Site information		
Name of priority development area (PDA)	Parklands	
Site address	16 Nexus Way, Southport	
Lot on plan description	Lot number	Plan description
	Lot 9	SP275512
PDA development application details		
DEV reference number	DEV2020/1119	
'Properly made' date	8 June 2020	
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	Material change of use - extension to office (299m2 GFA)	

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	27 July 2020
Currency period	6 years from the 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.	Title page - prepared by arkLAB Architecture Pty Ltd	0001_ST2 Rev 02	28.05.2020
2.	Site plan - prepared by arkLAB Architecture Pty Ltd	1001_ST2 Rev 03	11.06.2020
3.	First floor - Exist and Demo prepared by arkLAB Architecture Pty Ltd	1100_ST2 Rev02	28.05.2020
4.	Second floor – Exist and Demo prepared by arkLAB Architecture Pty Ltd	1101_ST2 Rev02	28.05.2020
5.	First floor – proposed prepared by arkLAB Architecture Pty Ltd	2000_ST2 Rev02	28.05.2020
6.	Second Floor – Proposed prepared by arkLAB Architecture Pty Ltd	2001_ST2 Rev02	28.05.2020
7.	RCP Proposed - prepared by arkLAB Architecture Pty Ltd	2200_ST2 Rev02	28.05.2020
8.	Elevations - prepared by arkLAB Architecture Pty Ltd	3001_ST2 Rev03	11.06.2020
9.	Elevations - prepared by arkLAB Architecture Pty Ltd	3002_ST2 Rev03	11.06.2020
10.	Elevations - prepared by arkLAB Architecture Pty Ltd	3003 ST2 Rev01	11.06.2020

ABBREVIATIONS AND DEFINITIONS

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

1. **Certification Procedures Manual** means the document titled *Certification Procedures Manual*, prepared by the Department of Infrastructure, Local Government and Planning, dated 16 October 2017 (as amended from time to time).
2. **Council** means Council of City of Gold Coast.
3. **DSDTI** means the Department of State Development, Tourism and Innovation.
4. **EDQ** means Economic Development Queensland.
5. **MEDQ** means the Minister for Economic Development Queensland.
6. **PDA** means Priority Development Area.

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 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.	Access to the building from rear car park a) Replace the existing gravel path with a sealed pathway which has a minimum width of 3 metres. The sealed pathway shall connect the car park to the existing sealed platform at the base of the stairs at the rear of the building, including replacement of the existing kerb with a kerb ramp. b) Remove the car space adjacent to the path required by part a) of this condition and install a physical barrier (bollards or similar) to keep the area free for pedestrian access.	a) Prior to commencement of use b) Prior to commencement of use
Engineering		
4.	Site Based Construction Management Plan a) Submit to EDQ Development Assessment, DSDTI a Site Based Construction Management Plan (CMP) prepared by the principal contractor that specifies the practices to be employed to manage the impacts that	a) Prior to commencement of site works

No	Condition	Timing
	will result during construction. The Plan must include the practices employed to: i. manage noise and dust generated from the site in accordance with EP Act; ii. A complaints procedure, and a requirement that the complaints procedure be established and maintained for the duration of the Development; iii. to mitigate impacts to public sector entity assets, on or external to the site; iv. for safe and functional temporary vehicular access points and frequency of use; v. detailing how materials are to be loaded/unloaded; vi. for the location of materials, structures, plant and equipment to be stored or placed on the construction site; vii. efficiently sort and minimise waste and maximise recycling opportunities; viii. of employee and visitor parking areas; ix. of anticipated staging and programming; x. for the provision of safe and functional fire exit routes including other uses on and adjoining the site; Unless otherwise approved by EDQ, DSDTI, hours of construction must be Monday to Saturday 6.30am to 6.30pm. Construction work in relation to the development must not be conducted outside the above hours or on Sunday or Public Holidays. b) Undertake all work in accordance with the CMP. c) The CMP must be current and available on site at all times during the construction period.	b) At all times during construction c) As indicated
5.	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
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

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 ****