

Our ref: DEV2021/1173

14 April 2021

The Minister for Economic Development Queensland
C/- Urbis Pty Ltd
Level 32, 300 George Street
BRISBANE QLD 4000

Attn: Ms Claudia Pegler (cpegler@urbis.com.au)

Dear Ms Pegler

SECTION 89(1)(a) PDA DEVELOPMENT APPROVAL FOR A PDA DEVELOPMENT PERMIT FOR A MATERIAL CHANGE OF USE FOR COMMUNITY USE AND OFFICE – INTERIM USE AND RECONFIGURING A LOT FOR 1 LOT INTO 2 LOTS AT 9 NEXUS WAY, SOUTHPORT DESCRIBED AS LOT 13 ON SP275512

On 14 April 2021 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.dsdlqp.qld.gov.au/pda-da-applications.

Should you have any queries in relation to this PDA decision notice, please do not hesitate to contact Karina McGill on 3452 7518 or at karina.mcgill@dsdti.qld.gov.au.

Yours sincerely



Brandon Bouda
A/Director
Development Assessment
Economic Development Queensland

PDA Decision Notice – Approval

Site information		
Name of priority development area (PDA)	Parklands	
Site address	9 Nexus Way, Southport	
Lot on plan description	Lot number	Plan description
	Lot 13	SP275512
PDA development application details		
DEV reference number	DEV2021/1173	
'Properly made' date	4 February 2021	
Type of application	<input checked="" type="checkbox"/> New development involving: <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Material change of use <ul style="list-style-type: none"> <input type="checkbox"/> Preliminary approval <input checked="" type="checkbox"/> Development permit <input checked="" type="checkbox"/> Reconfiguring a lot <ul style="list-style-type: none"> <input type="checkbox"/> Preliminary approval <input checked="" type="checkbox"/> Development permit <input type="checkbox"/> Operational work <ul style="list-style-type: none"> <input type="checkbox"/> Preliminary approval <input type="checkbox"/> Development permit <input type="checkbox"/> Changing a PDA development approval <input type="checkbox"/> Extending the currency period of a PDA approval	
Description of proposal applied for	Reconfiguring a Lot (1 into 2 lots); and Material Change of Use (Community Use and Office – Interim Use).	

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		14 April 2021	
Currency period		4 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.	Sheets 1 to 2: Plan of Lots 1 & 2	SP322402	N/A
2.	Level 1 (Ground) General Arrangement	H01-200-L1 Rev 11	07.06.16 (as Amended in Red 9.03.21)
3.	Aerial photograph of 9 Nexus Way	Plan 001	N/A (as Amended in Red 23.03.21)
4.	Infrastructure Layout Plan	721971-CI-SK018 Rev B	07.04.2021

PREAMBLE

For the purpose of interpreting this approval, including the conditions, the following applies:

ABBREVIATIONS AND DEFINITIONS:

The following is a list of abbreviations utilised in this approval:

1. **Certification Procedures Manual** means the document titled *Certification Procedures Manual*, prepared by EDQ, dated April 2020 (as amended from time to time).
2. **Council** means the relevant local government for the land the subject of this approval.
3. **DSDTI** means the Department of State Development, Tourism and Innovation.
4. **EDQ** means Economic Development Queensland.
5. **EDQ DA** means Economic Development Queensland's – Development Assessment team.
6. **EDQ TS** means Economic Development Queensland's – Technical Services team.

7. **IFF** means the Infrastructure Funding Framework, prepared by the Department of State Development, Tourism and Innovation, dated 1 July 2020 (as amended from time to time).
8. **MEDQ** means the Minister for Economic Development Queensland.
9. **PDA** means Priority Development Area.
10. **RPEQ** means Registered Professional Engineer of Queensland.

PDA Development Conditions – Reconfiguring a Lot (1 into 2 lots) and Material Change of Use (Community Use & Office - Interim)		
No.	Condition	Timing
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 or endorsement of survey plan, whichever occurs first.
2.	Maintain the approved development Maintain the approved development generally in accordance with the approved plans and documents.	At all times following commencement of use
3.	Certification of Operational Work Carry out all Operational Work under this approval in accordance with the <i>Certification Procedures Manual</i> .	At all times
4.	Public infrastructure (damage, repairs, 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 the External Authority's design standards. <i>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.</i>	a) Prior to commencement of use b) Prior to commencement of use

5.	Infrastructure Charges Pay to the MEDQ infrastructure charges in accordance with the IFF, indexed to the date of payment. Where the application is an MCU, a certified and submitted plans to Council detailing the GFA must be provided at the time of payment.	In accordance with the IFF.
PDA Development Conditions – Reconfiguring a Lot (1 into 2 lots)		
6.	Water connection Demonstrate that a water connection has been provided to service Lots 1 & 2 in accordance with Council's current adopted standards.	Prior to endorsement of survey plan
7.	Sewer reticulation a) Submit to EDQ TS detailed sewer reticulation design plans, certified by a RPEQ. The certified sewer reticulation design plans must be designed generally in accordance with <i>PDA Guideline No. 13 Engineering standards and the approved infrastructure layout plan</i> . b) Construct sewer reticulation works generally in accordance with the certified plans submitted under part a) of this condition. c) Submit to EDQ TS '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 Council's current adopted standards and the SEQ Water Supply and Sewerage Design and Construction Code - Asset Information.	a) Prior the commencing sewer reticulation work b) Prior to survey plan endorsement c) Prior to survey plan endorsement
8.	Stormwater connection Demonstrate that a stormwater connection has been provided to service Lots 1 & 2 in accordance with Council's current adopted standards.	Prior to endorsement of survey plan
9.	Electricity a) Submit to EDQ TS a Certificate of Electricity Supply from Energex for the provision of electricity supply to the Lots 1 & 2. b) Connect the approved development in accordance with the Certificate of Electricity Supply submitted under part a) of this condition.	a) Prior to survey plan endorsement b) Prior to survey plan endorsement

10.	Telecommunications <p>a) Submit to EDQ TS documentation from an authorised telecommunication service provider confirming that an agreement has been entered into for the provision of underground telecommunication services to Lots 1 and 2.</p> <p>b) Connect the approved development in accordance with the documentation submitted under part a) of this condition.</p>	<p>a) Prior to survey plan endorsement</p> <p>b) Prior to survey plan endorsement</p>
11.	Broadband <p>a) Submit to EDQ TS written agreement, from an authorised telecommunications service provider, confirming that fibre-ready pit and pipe infrastructure designed to service the approved development can accommodate services compliant with <i>Industry Guideline G645:2017 Fibre-Ready Pit and Pipe Specification for Real Estate Development Projects</i>.</p> <p>b) Construct the fibre-ready pit and pipe infrastructure specified in the agreement submitted under part a) of this condition.</p>	<p>a) Prior to survey plan endorsement</p> <p>b) Prior to survey plan endorsement</p>
PDA Development Conditions – Material Change of Use (Community Use & Office – Interim) located on proposed Lot 2		
12.	Duration of Use - Interim <p>The duration of use will expire on 10 July 2023 or when the temporary car park on Village Boulevard ceases, whichever occurs first.</p> <p><i>NOTE 1: The approved uses are intended to have a limited duration because the scale, form and intensity are not appropriate for the long term use of the land.</i></p> <p><i>NOTE 2: EDQ will consider an extension to the duration date, subject to an application to Change the Approval, including suitable justification as to why the interim use should continue.</i></p>	As indicated
13.	Servicing <p>a) Submit to EDQ TS evidence of approved refuse collection arrangements, from Council or a private waste contractor, for the approved development.</p> <p>b) Refuse collection shall be via wheelie bins and kerb-side collection from Frazer Street.</p> <p>c) Provide an all-weather access from the concrete apron of the existing building to the property</p>	<p>a) Prior to the commencement of use</p> <p>b) Prior to commencement of use</p> <p>c) Prior to commencement of use</p>

	<p>boundary of Frazer Street, suitable for the movement of wheelie bins as per the approved plans.</p> <p>d) Submit to EDQ TS evidence from Council that permits the conversion of one on-street car park on Frazer Street to a temporary loading bay as per the approved plan.</p> <p>e) Convert the on-street car park on Frazer Street to a temporary loading bay as per the approved plan. The loading bay shall be identified through the provision of markings on the pavement and signage on the kerb in accordance with the requirements of the Council.</p> <p>f) At the cessation of the use, the loading bay shall revert back to a car parking bay including adjustments to line-marking and signage.</p>	<p>d) Prior to commencement of use</p> <p>e) At all times following commencement of use</p> <p>f) Within 30 days following the cessation of use</p>
14.	<p>Car Parking</p> <p>a) Provide a minimum of 20 car parking spaces for the building.</p> <p>b) Car parking associated with the building shall be provided off-site, within the temporary carpark on Village Boulevard as per approval ref: DEV2019/1038.</p>	<p>a) At all times following commencement of use</p> <p>b) At all times following commencement of use</p>

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 ****