



Department of
**State Development, Infrastructure,
Local Government and Planning**

Our ref: DEV2022/1319

27 January 2023

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

Email address: lmartin@urbis.com.au and bfoley@urbis.com.au

Dear Liam

S89(1)(a) Approval of PDA development application

PDA development permit for Reconfiguring a lot for one (1) lot into two (2) lots and access and services easements in Stage 1, and one (1) lot into (3) lots and building work (demolition work) in Stage 2 at 16 Nexus Way, Southport described as Lot 9 on SP275512

On 27 January 2023, pursuant to s.85(4)(b) of the *Economic Development Act 2012*, the Minister for Economic Development Queensland (MEDQ) decided to grant **all** of the PDA development application applied for, in accordance with the attached 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 at www.dsdlgp.qld.gov.au/pda-da-applications.

If you require any further information, please contact Mr Jake Pitt, Planner, Development Assessment, in Economic Development Queensland, by telephone on (07) 3452 7587 or at jake.pitt@dsdlgp.qld.gov.au, who will be pleased to assist.

Yours sincerely

Beatriz Gomez
**Director
Development Assessment
Economic Development Queensland**

PDA Decision Notice

Site information		
Name of priority development area (PDA)	Parklands Priority Development Area Development Scheme	
Site address	16 Nexus Way, Southport, QLD 4215	
Lot on plan description	Lot number	Plan description
	Lot 9	SP275512
PDA development application details		
DEV reference number	DEV2022/1319	
'Properly made' date	23 August 2022	
Type of application	☒ PDA development application for: ☐ Material change of use ☐ Preliminary approval ☐ Development permit ☒ Reconfiguring a lot ☐ Preliminary approval ☒ Development permit ☒ Building work ☐ Preliminary approval ☒ Development permit ☐ Application to change PDA development approval ☐ Application to extend currency period	
Proposed development	PDA Development Permit for Reconfiguring a lot for one (1) lot into two (2) lots and access and services easements in Stage 1, and one (1) lot into (3) lots in Stage 2	
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 The approval is for: • PDA Development permit for Reconfiguring a lot • PDA development permit for Building work	
Decision date	27 January 2023	
Currency period	4 years from the date of the decision	

Approved plans and documents

The plans and documents approved by the MEDQ and referred to in the PDA development conditions for the PDA development approval are detailed below.

Approved plans and documents		Number	Date
1.	Proposed Reconfiguration - Stage 1	BRMM7981-000-8-2, Sheet 1 of 2	27 October 2022
2.	Proposed Reconfiguration - Stage 2	BRMM7981-000-8-2, Sheet 2 of 2	27 October 2022
3.	Notes and Legend	721993-CI-001, Revision B	22 March 2022
4.	Precinct 3 Overall Services Connection Plan	721993-CI-002, Revision D	21 March 2022
5.	Precinct 3 Stormwater Services Plan	721993-CI-030, Revision A	22 March 2022
6.	Precinct 3 Sewerage Layout	721993-CI-031, Revision A	22 March 2022

Preamble, abbreviations, and definitions

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:

CERTIFICATION PROCEDURES MANUAL means the document titled *Certification Procedures Manual*, prepared by EDQ, dated April 2020 (as amended from time to time).

CONTRIBUTED ASSET means an asset constructed under a PDA development approval or Infrastructure Agreement that will become the responsibility of an External Authority. For the purposes of operational works for a Contributed Asset, the following definitions apply:

- a) **External Authority** means a public-sector entity other than the MEDQ;
- b) **Parkland** means carrying out operational work related to the provision of parkland infrastructure;
- c) **Roadworks** means carrying out any operational work within existing or proposed road(s), to a depth of 1.5m measured from the top of kerb, and includes Streetscape Works;
- d) **Sewer Works** means carrying out any operational work related to the provision of wastewater infrastructure;
- e) **Streetscape Works** means carrying out any operational work within the verge of a road, including footpath surface treatments, street furniture, street lighting and landscaping;
- f) **Stormwater Works** means carrying out any operational work related to the provision of stormwater infrastructure; and
- g) **Water Works** means carrying out any operational work related to the provision of water infrastructure.

COUNCIL means the relevant local government for the land the subject of this approval.

DSDILGP means the Department of State Development, Infrastructure Local Government and Planning.

EDQ means Economic Development Queensland.

EDQ DA means Economic Development Queensland's – Development Assessment team.

EDQ IS means Economic Development Queensland's – Infrastructure Solutions team.

EP Act means the *Environmental Protection Act 1994*.

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).

LTA means *Land Title Act 1994*.

MEDQ means the Minister for Economic Development Queensland.

PDA means Priority Development Area.

RPEQ means Registered Professional Engineer of Queensland.

Submitting documentation to EDQ

Where a condition of this approval requires documentation to be submitted to either EDQ DA or EDQ IS, use the following email addresses:

- a) EDQ DA: pdadevelopmentassessment@dsdilgp.qld.gov.au.
- b) EDQ IS: EDQ_PrePostConstruction@dsdilgp.qld.gov.au.

PDA development conditions – Building work

No.	Condition	Timing
General		
1.	Demolish or Relocate Buildings/Structures Demolish or relocate all buildings/structures on Proposed Lots 1, 3, and 4 in accordance with the approved plans and documents and where applicable, the approved Construction Management Plan.	Prior to survey plan endorsement for Stage 2

PDA development conditions – Reconfiguring a lot

No.	Condition	Timing
General		
2.	Carry out the approved development Carry out the approved development generally in accordance with the approved plans and documents	Prior to survey plan endorsement for each stage
3.	Demolish or Remove Buildings/Structures Demolish or remove all buildings/structures from within the boundaries of Proposed Lot 2 and Easements A, B, and C in accordance with Proposed Reconfiguration – Stage 1 drawing ref: BRMM7981-000-8-2, Sheet 1 of 2 dated 27/10/2022., and where applicable, the approved Construction Management Plan.	Prior to survey plan endorsement for Stage 1
Construction		
4.	Hours of work - construction Construction hours for the approved development are limited to Monday to Saturday between 6:30am to 6:30pm, excluding public holidays.	During construction
5.	Construction management plan a) Submit to EDQ IS a site-based Construction Management Plan (CMP), prepared by the principal site contractor and reviewed by a suitably qualified and experienced person responsible for overseeing the site works, to manage construction impacts, including: i) noise and dust in accordance with the EP Act;	a) Prior to commencing work for each stage

PDA development conditions – Reconfiguring a lot

No.	Condition	Timing
	ii) stormwater flows around and through the site without increasing the concentration of total suspended solids or Prescribed Water Contaminants (as defined in the EP Act), causing erosion, creating any ponding and causing any actionable nuisance to upstream and downstream properties; iii) contaminated land, where required under a site suitability statement prepared in accordance with section 389 of the EP Act; iv) complaints procedures; v) site management: 1. for the provision of safe and functional alternative pedestrian routes, past, through or around the site; 2. to mitigate impacts to public sector entity assets, including street trees, on or external to the site; 3. for safe and functional temporary vehicular access points and frequency of use; 4. for the safe and functional loading and unloading of materials including the location of any remote loading sites; 5. for the location of materials, structures, plant and equipment; 6. of waste generated by construction activities; 7. detailing how materials are to be loaded/unloaded; 8. of proposed external hoardings and gantries (with clearances to street furniture and other public sector entity assets); 9. of employee and visitor parking areas; 10. of anticipated staging and programming; 11. for the provision of safe and functional emergency exit routes; and 12. any out of hours work as endorsed via Compliance Assessment. b) A copy of the CMP submitted under part a) of this condition must be current and available on site. c) Carry out all construction work generally in accordance with the CMP submitted under part a) of this condition.	b) During construction for each stage c) During construction for each stage
6.	Erosion and sediment management a) Submit to EDQ IS an Erosion and Sediment Control Plan (ESCP), certified by a RPEQ or an accredited professional in erosion and sediment control, and prepared generally in accordance with the following: i) construction phase stormwater management design objectives of the <i>State Planning Policy 2017</i> (Appendix 2 Table A); ii) <i>Healthy Land and Water Technical Note: Complying with the SPP – Sediment Management on Construction Sites</i>. b) Implement the certified ESCP submitted under part a) of this condition.	a) Prior to commencing work for each stage b) During construction for each stage

PDA development conditions – Reconfiguring a lot		
No.	Condition	Timing
7.	Traffic management plan a) Submit to EDQ IS a Traffic Management Plan (TMP), certified by a person holding a current Traffic Management Design qualification. The TMP must include the following: i) provision for the safe and functional management of traffic around and through the site during and outside of construction work hours; ii) provision for the safe and functional management of pedestrian traffic, including alternative pedestrian routes past, through or around the site; iii) provision of parking for workers and materials delivery; iv) risk identification, assessment and identification of mitigation measures; v) ongoing monitoring, management review and certified updates (as required); and vi) traffic control plans and/or traffic control diagrams, prepared in accordance with <i>Austroads Guide to Temporary Traffic Management</i>, for any temporary part or full road closures. b) Carry out all construction work generally in accordance with the certified TMP submitted under part a) of this condition, which is to be current and available on site. <i>NOTE: Operational traffic changes, such as temporary and permanent lane modifications, relaxation of clearway zone hours or footpath closures may require authorisation from Council or DTMR as road manager. It is recommended that applicants engage directly with the applicable road manager.</i>	a) Prior to commencing work for each stage b) During construction for each stage
8.	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. <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 survey plan endorsement for each stage b) Prior to survey plan endorsement for each stage
Urban Servicing and Stormwater Management		
9.	Water reticulation a) Submit to EDQ IS detailed water reticulation design plans, certified by a RPEQ. The certified water reticulation design plans must be designed generally in accordance with: i) <i>PDA Guideline No. 13 Engineering standards</i>; and ii) the approved plans: Overall Services Construction Plan, 721993-CI-002, Revision D, dated 21/03/2022. b) Construct water reticulation works generally in accordance with the certified plans submitted under part a) of this condition.	a) Prior commencing water reticulation work for each stage b) Prior to commencement of use for each stage

PDA development conditions – Reconfiguring a lot		
No.	Condition	Timing
	c) Submit to EDQ IS ‘as constructed’ plans, certified by a RPEQ, of all water reticulation infrastructure constructed in accordance with this condition, including an asset register, pressure and bacterial test results in accordance with: i) Council of the City of Gold Coast current adopted standards; and the SEQ Water Supply and Sewerage Design and Construction Code - Asset Information.	c) Prior to commencement of use for each stage
10.	Sewer reticulation a) Submit to EDQ IS detailed sewer reticulation design plans, certified by a RPEQ. The certified sewer reticulation design plans must be designed generally in accordance with: I. <i>PDA Guideline No. 13 Engineering standards</i>; and II. For each stage, the approved plans: Overall Services Construction Plan, 721993-CI-002, Revision D, dated 21/03/2022 and Precinct 3 Sewerage Layout, 721993-CI-031, Revision A, dated 22/03/2022 b) Construct sewer reticulation works generally in accordance with the certified plans submitted under part b) of this condition. c) Submit to EDQ IS ‘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: i) Council of the City of Gold Coast’s current adopted standards; and the SEQ Water Supply and Sewerage Design and Construction Code - Asset Information.	a) Prior commencing sewer reticulation work for each stage (as indicated) b) Prior to commencement of use for each stage (as indicated) c) Prior to commencement of use each stage (as indicated)
11.	Stormwater management (quantity) a) Submit to EDQ IS detailed engineering drawings and hydraulic calculations, certified by a RPEQ, for the stormwater drainage system designed generally in accordance with <i>PDA Guideline No. 13 Engineering standards – Stormwater quantity</i> and: i) The approved plans Overall Services Construction Plan, 721993-CI-002, Revision D, dated 21/03/2022 and Precinct 3 Stormwater Services Plan, 721993-C1-030, Rev A, dated 22/03/2022 b) Construct stormwater works generally in accordance with the certified plans submitted under part a) of this condition.	a) Prior to commencement of stormwater work for each stage b) Prior to survey plan endorsement for each stage
12.	Electricity a) Submit to EDQ IS a Certificate of Electricity Supply from Energex for the provision of electricity supply to the approved development. 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 for each stage b) Prior to survey plan endorsement for each stage
13.	Telecommunications a) Submit to EDQ IS documentation from an authorised telecommunication service provider confirming that an agreement has been entered into for the provision of	a) Prior to survey plan endorsement for each stage

PDA development conditions – Reconfiguring a lot		
No.	Condition	Timing
	underground telecommunication services to the approved development. b) Connect the approved development in accordance with the documentation submitted under part a) of this condition.	b) Prior to survey plan endorsement for each stage
14.	Broadband a) Submit to EDQ IS 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>. b) Construct the fibre-ready pit and pipe infrastructure specified in the agreement submitted under part a) of this condition.	a) Prior to survey plan endorsement for each stage b) Prior to survey plan endorsement for each stage
15.	Gas a) Submit to EDQ IS, documentation from an authorised gas service provider, confirming that an agreement has been entered into for the provision of underground gas services to the proposed development. b) Connect the development to underground gas services in accordance with the agreement mentioned in part a) of this condition.	a) Prior to survey plan endorsement for each stage b) Prior to survey plan endorsement for each stage
Surveying, land transfers and easements		
16.	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 for Stage 1
17.	Reciprocal access easements a) Submit to EDQ DA reciprocal access easement documentation, in a registerable form, generally in accordance with the approved plans and documents. b) Register all reciprocal easements required under part a) of this condition.	a) At survey plan endorsement for Stage 1 b) At registration of survey plan for Stage 1 and to be maintained in perpetuity
Infrastructure contributions		
18.	Infrastructure Charges Pay to the MEDQ infrastructure charges in accordance with the IFF, indexed to the date of payment. Where the application is a MCU, certified and submitted plans to council detailing the GFA must also be provided at the time of payment.	In accordance with the IFF.

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.

All EDQ practice notes, guidelines and forms, such as those for Compliance Assessment, Plan Sealing, Out of Hours Work Requests, can be accessed at the EDQ website.

**** End of Package ****