



Our ref: DEV2019/1038/2

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

25 August 2023

Economic Development Queensland
Att: Mr Mr Steve Dolores
Senior Development Manager
GPO Box 2022
BRISBANE QLD 4001

Steve.Dolores@dsdilgp.qld.gov.au

Dear Steve

Section 99 Approval - Application to Change PDA Development Approval
Material Change of Use for car park (interim use) at Smith Street, Southport described as Lots 7 and 8 on SP275512

On 25 August 2023 the Minister for Economic Development Queensland (MEDQ) decided to grant **all** of the amendment application applied for, subject to PDA development conditions set out in this PDA decision notice.

The PDA decision notice and approved plans/documents can be viewed in the MEDQ Development Approvals Register via the Department website www.dsdilgp.qld.gov.au/pda-da-applications.

If you require any further information, please contact Elizabeth Piper, Manager, Development Assessment, in Economic Development Queensland, by telephone on (07) 3452 7522 or at Elizabeth.Piper@dsdilgp.qld.gov.au, who will assist.

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	Land at Smith Street, Southport	
Lot on plan description	Lot number	Plan description
	7	SP275512
	8	SP275512
PDA development application details		
DEV reference number	DEV2019/1038/2	
'Properly made' date	05/07/2023	
Type of application	☒ PDA development application for: ☒ Material change of use ☐ Preliminary approval ☒ Development permit ☐ Reconfiguring a lot ☐ Preliminary approval ☐ Development permit ☐ Operational work ☐ Preliminary approval ☐ Development permit ☒ Application to change PDA development approval ☐ Application to extend currency period	
Description of proposal applied for	Material Change of Use for car park (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.	
Original Decision date	10/07/2019	
Change to approval date	25/08/2023	
Currency period	4 years from the original decision date	

Approved 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	Date
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:

AILA means a Landscape Architect registered by the Australian Institute of Landscape Architects.

Council means Gold Coast City Council.

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

EDQ means Economic Development Queensland.

IFF means the Infrastructure Funding Framework, prepared by the Department of Infrastructure, Local Government and Planning, dated July 2017.

MEDQ means the Minister for Economic Development Queensland.

PDA means Priority Development Area.

RPEQ means Registered Professional Engineer of Queensland.

PDA Development Conditions

[illegible]

5.	Traffic Management Plan a) Submit to EDQ Development Assessment, DSDILGP 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), 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.	a) Prior to commencement of site works b) At all times during construction
6.	Filling and Excavation a) Submit to EDQ Development Assessment, DSDILGP 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: i. include a geotechnical soils assessment of the site; ii. be consistent with Erosion and Sediment Control plans required under this development approval; iii. provide full detail of areas where dispersive soils will be disturbed, treatment of dispersive soils and their rehabilitation; iv. 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, DSDILGP 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

