

URBIS

# PARKLANDS SITE 1

Development Application for  
Preliminary Approval

Prepared for  
**ECONOMIC DEVELOPMENT QUEENSLAND**  
23 November 2023

PLANS AND DOCUMENTS  
referred to in the PDA  
DEVELOPMENT APPROVAL

Approval no: DEV2023/1440

Date: 20 May 2024



Queensland  
Government

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# **1. INTRODUCTION AND ADMINISTRATION**

## **1.1. PURPOSE**

This development approval has been prepared to facilitate the development of land at 1 Clarke Street, Southport, legally described at the date of this approval as Lot 7 on SP275512.

The development of the site pursuant to the development approval constitutes a PDA Preliminary Approval for a Material Change of Use for a range of uses under the Economic Development Act 2012 (the ED Act) and the Parklands Priority Development Area (PDA) Development Scheme (the Development Scheme).

The purpose of the development approval for a Preliminary Approval is to supplement and provide further guidance and refinement of the outcomes expressed for the site by the Development Scheme. It seeks to detail how the site will be developed in an orderly and efficient manner by identifying:

- The land uses which are approved;
- Development density applied through a dwelling per hectare rate and a bedroom per hectare rate
- Traffic and sewer infrastructure capacity thresholds which the development of the site is able to accommodate;
- Minimum car parking rates for particular uses;
- Development requirements which future development applications for a PDA Development Permit will need to address and respond to.

## **1.2. LAND TO WHICH THIS DEVELOPMENT APPROVAL APPLIES**

The land to which the development approval relates is located at 1 Clarke Street, Southport, which is legally described as Lot 7 on SP275512 (the site). The site adjoins the existing Smith Collective apartment complex, the Smith Street motorway, a bushland reserve and the Lumina health and knowledge precinct.

The site and surrounds are illustrated in Figure 1.

Figure 1 - Site location and surrounds



### 1.3. EFFECT OF THE PRELIMINARY APPROVAL

The development the subject of the development approval comprises:

- PDA Preliminary Approval for a Material Change of Use for:
  - community facility
  - dual occupancy
  - dwelling house
  - food premises where located at ground level of a building within the residential use class
  - home based business
  - hostel
  - multiple dwelling
  - office where located at ground level of a building within the residential use class
  - residential care facility
  - shop where located at ground level of a building within the residential use class.

The PDA preliminary approval approves development in concept but does not authorise PDA assessable development to take place. The PDA preliminary approval approves development to the extent stated in this development approval and subject to the conditions of the approval.

Pursuant to section 87(1)(e) of the Economic Development Act 2012 (ED Act), the Minister of Economic Development Queensland (MEDQ) must consider this development approval when assessing any PDA development application at the site.

Development is consistent with this development approval if it is generally consistent with Section 2.0 (Development approved by the Preliminary Approval) and Section 3.0 (Details of the approval) of development approval.

## **1.4. RELATIONSHIP WITH DEVELOPMENT SCHEME**

The development approval for a Preliminary Approval has been prepared to supplement and provide further guidance and refinement of the outcomes expressed for the site by the Development Scheme. The Land Use Plan within the Development Scheme sets out an overarching Vision for the Parklands PDA. This preliminary approval demonstrates how the proposed development will contribute towards the Vision of the PDA and that the development contemplated in the development approval is consistent with the Development Scheme.

The level of assessment table in the Development Scheme specifies that all development in the PDA is Permissible Development, other than development identified as PDA Accepted Development or Prohibited Development. The level of assessment provisions of the Development Scheme continue to apply to the development of the land subject to this development approval.

## **1.5. REQUIREMENTS FOR FURTHER DEVELOPMENT PERMIT(S)**

The development the subject of this development approval is Permissible development. Permissible development requires a PDA Development permit from the MEDQ before it can proceed. Permissible development that is generally consistent with the approved preliminary approval is approved development, subject to conditions, and may occur subject to further development permit.

## **1.6. INTERPRETATION**

A term used in this development approval has the meaning assigned to that term by the ED Act and the Development Scheme, unless expressly defined separately in the preliminary approval.

## **1.7. TERM OF THIS APPROVAL**

The term of the Preliminary Approval is six (6) years from the date of the Preliminary Approval taking effect.

## **2. DEVELOPMENT APPROVED BY THE PRELIMINARY APPROVAL**

The Preliminary Approval approves the following land uses, subject to a PDA Development Permit:

- community facility
- dual occupancy
- dwelling house
- food premises where located at ground level of a building within the residential use class
- home based business
- hostel
- multiple dwelling
- office where located at ground level of a building within the residential use class
- residential care facility
- shop where located at ground level of a building within the residential use class.

### 3. DETAILS OF THE APPROVAL

This section provides details of the elements included within this development approval. To the extent of any inconsistency with the Development Scheme, this development approval prevails.

#### 3.1. DENSITY OF DEVELOPMENT

Future development of the site delivers residential accommodation in accordance with the following densities:

- 300-500 dwellings per hectare; or
- Up to a maximum of 769 bedrooms per hectare.

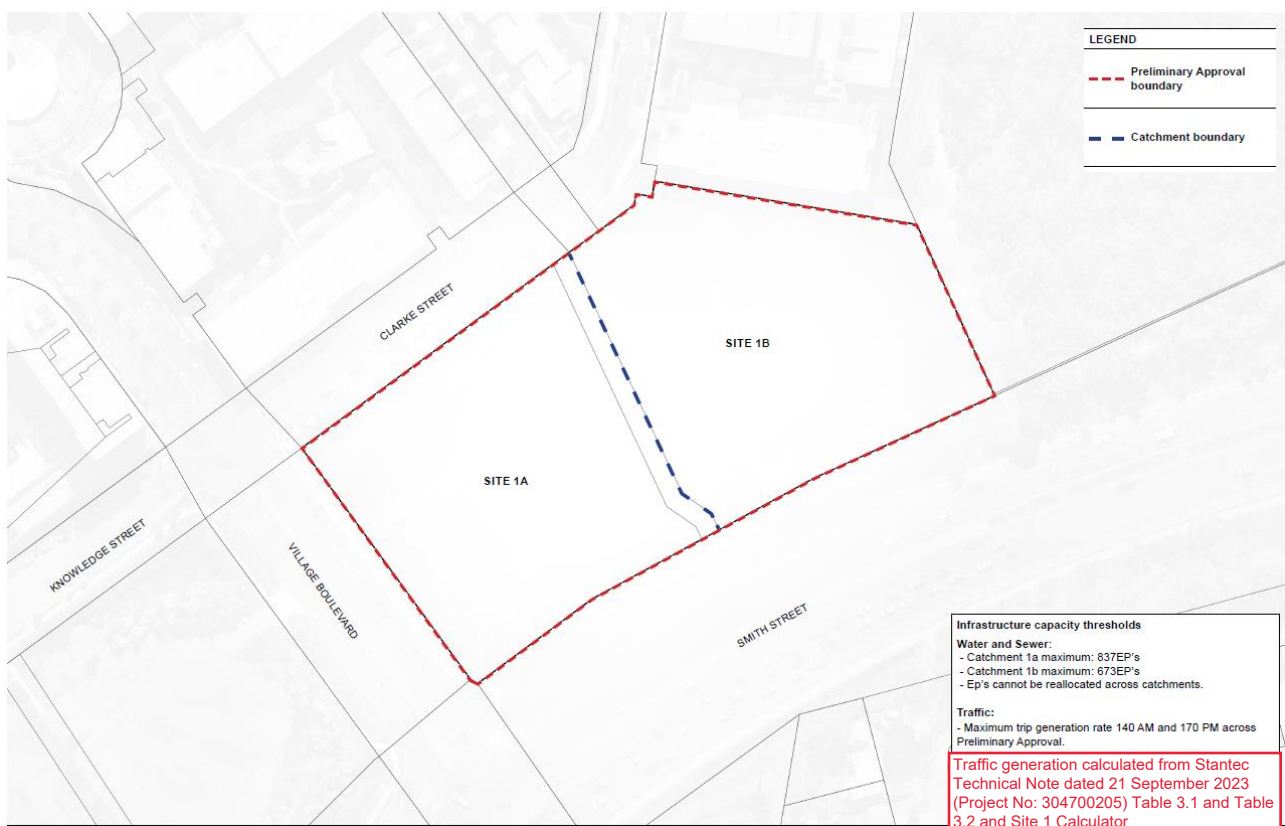
A range of densities are specified to allow for a range of housing typologies, including apartments, affordable housing and/or purpose-built student accommodation.

A Development Permit that seeks to exceed the maximum densities specified above must be accompanied by an infrastructure network analysis that demonstrates that the additional yield will not compromise the planned infrastructure networks for the PDA in particular the planned transport infrastructure network and must also be assessed under section 3.2.4 of the Development Scheme as PDA assessable development that does not comply with the development requirements.

#### 3.2. INFRASTRUCTURE CAPACITY

The future development of the site does not exceed infrastructure demands expressed in Figure 2 below and Appendix A. Future development permits must include supporting traffic and civil engineering reports which demonstrate compliance the nominated capacities.

Figure 2 - Approved infrastructure capacities



**AMENDED IN RED**

**By:** Nicole Tobias

**Date:** 7 December 2023





### 3.3. ECOLOGICALLY SUSTAINABLE DEVELOPMENT

Residential development incorporates ecologically sustainable development outcomes. Specifically, development provides the design, construction and operation of sustainable buildings by achieving either:

- a minimum 6 leaf EnviroDevelopment certification
- a minimum 5 star Green Star: Design and as Built certification, or
- an equivalent rating under an alternative rating system as approved by Economic Development Queensland.

### 3.4. AFFORDABLE HOUSING

Residential development delivers housing that is diverse, accessible and innovative through a mix of building types, dwelling sizes and configuration to improve housing options within Southport / Gold Coast and address housing affordability. Specifically, development must include 20% of housing that is affordable for occupants with low to moderate incomes\*, which may include social housing.

*\* The methodology to determine if the proposed housing is affordable for low to moderate income occupants should have regard to Economic Development Queensland's PDA Guideline 16 Update 2023: Affordable Housing in PDAs - September 2023.*

### 3.5. DEVELOPMENT REQUIREMENTS

Development Permit application are required to demonstrate compliance with the urban outcomes identified in Figure 3 and Appendix A and with the Principles set out in Section 3.6.1 and the and Development Requirements set out in Section 3.6.2. As part of future development, the following documents are also relevant in assessing the proposed urban design outcomes:

- PDA Guide No. 8 – Medium and High Rise Buildings
- PDA Guide No. 16 - Housing
- QDesign (Queensland Government).

#### 3.5.1. Principles

- (1) Ensure site layout achieves neighbourhood integration and promotes walkability.
- (2) Create a sense of invitation into the site.
- (3) Ensure layout supports legibility and wayfinding.
- (4) Orientate and design buildings in accordance with climate.
- (5) Exemplify sustainable design.
- (6) Provide generous open space, designed as a combination of on ground and open space on top of built form.
- (7) Car parking is provided within basements, or where located at or above ground, it is to be sleeved with active uses and ensure the car parking cannot be viewed from the street. Screening treatments for above ground car parks is not supported.
- (8) Ensure development responds to infrastructure constraints.
- (9) Provide permeability to ground for stormwater drainage and integrated water cycle management (IWCM) and / or Water Sensitive Urban Design (WSUD).

#### 3.5.2. Key Development Outcomes

##### 1 - Neighbourhood integration

- A - Neighbourhood context / connections which

- Align development with Perkins Lane, creating physical connections to the open space located to the north-west.
- Create a sense of invitation into the development area by providing generous landscaping.
- B - Development scale / massing –
  - Distribute development across multiple buildings that are scaled to complement existing development.
  - Limit development to 10 storeys, generally.
  - Utilise built form design to contribute to human scale, as interpreted from adjoining streets.
  - Create townscape interest by providing varying building heights.
- C - Grain –
  - Establish a fine grain urban form within the low levels of buildings, featuring regular gaps / protrusion to variegate urban form, while maintaining a close visual connection between dwellings and adjoining streets.
- D - Safe and activated streetscapes –
  - Ensure apartments on ground level engage directly with the streetscape, providing front doors to the street to the maximum extent practicable. While level differences are appropriate to address the changes in topography, dwelling units should be orientated to the street to ensure visual engagement between the public and private realms.
- E - Street address –
  - Create street connections which are readily discernible as vehicular and / or pedestrian connections into the site, and into buildings.
  - Create building breaks at natural entry locations, having regard for the existing neighbourhood layout and key desire lines (e.g. between the site and the open space to the north-west).
- F - Occupiable open space –
  - Place green occupiable areas at strategic locations and utilise locations that would be most advantageous to provide separation between existing and proposed residential buildings.
- G - Accessways and pedestrian pathways –
  - Facilitate internal pedestrian connections to promote movement through the site for activation, CPTED, and amenity purposes.
- H - Topography –
  - Leverage the topography of the site to place service components (such as parking and waste management) below / behind buildings.

## 2 – Identity

- A - Identifiable buildings – Design identifiable buildings, with a distinguishable character and identity.
- B - Key corners site – Celebrate landmark corners through built form and / or activation responses.
  - The corners of Clarke Street / Village Boulevard and Village Boulevard / Smith Street are identified as key corner sites on Figure 3, where it may be appropriate to feature built form of a greater scale or of more distinctive architectural expression than elsewhere on site.

## 3 – Climate response

- A - Solar –
  - Utilise balcony projections and solar screening devices to manage heat gain during summer.
- B - Wind –

- Align buildings to support flow of summer breezes – mitigate heat island effects and energy consumption by enabling winds to flow through and remove stored / latent heat from the site and precinct. Summer winds predominantly flow from SE to NW – see wind roses provided in this document.
- C - Building design –
  - Optimise building design and fixtures as required to achieve sustainability requirements in Section 3.4.
- D - Internal spaces –
  - Create spaces for comfortable occupation without reliance mechanical heating / cooling.
  - Ensure all bedrooms and living rooms have access to direct natural light and air.
- E - Canopy –
  - Provide generous cover over communal spaces and rooftops to encourage outdoor occupation and mitigate heat gain.

#### 4 – Greening

- A - Planting –
  - Provide a variety of planting throughout the site, which may include the following:
    - Planting on the ground plane – Provide green relief on ground level, with a desire for structural planting provided within deep planting areas
    - Planting on podiums – Provide generous podium planting (including trees)
    - Planting on built form – Provide maintainable landscaping and irrigation infrastructure within tower spaces – choose species and design planters for longevity, taking into account differences in orientation / solar access / heat impacts on plants.
- B – Ecological
  - Utilise endemic species within the landscape and investigate the inclusion of artificial nest boxes / bricks / ecological green roofs to support local wildlife.

#### 5 - Land use

- A - Land uses and building typologies –
  - Land uses within the Residential Use class (such as Multiple dwellings, Hostel (student accommodation) and Residential care facility) should comprise the primary land uses on the site.
  - Small scale complementary uses may also be appropriate for the site (e.g. a small 'convenience scale' Shop or Food and drink outlet in a strategic location with a street frontage). For clarity, there is no requirement for small scale complementary uses to be incorporated)
  - Building form can comprise a mix of typologies, including a mid-rise, podium and tower typology or a building in landscape typology. Other forms may also be supported on the site, such as low-rise Multiple dwelling units similar to the 'town houses' located to the north of the subject site.
  - Development should seek to maximise the achievable density / yield, noting the site's proximity to:
    - Light rail within a 500m distance;
    - Major employers and educational institutions within 500-700m (Gold Coast Private Hospital, Gold Coast University Hospital, Griffith University, Southport Special School, and Musgrave Hill State School);
    - Extensive non-residential redevelopment within the PDA, which will provide employment options;
    - Expansive open space on Village Boulevard (within 300m); and
    - Retail and hospitality uses within 300m of the site.

- B - Diversity of housing –
  - Multiple dwelling uses should incorporate a range of housing types and sizes.
  - Other forms of housing are to be considered on a case-specific basis, having regard for the criteria specified in the Development Scheme.
  - Accessible housing is to be provided as per EDQ Guideline 2 – Accessible Housing.
- C – Location of uses
  - Development locates components to land uses to achieve appropriate levels of acoustic mitigation. It is preferable that acoustic mitigation is achieved through a combination of building construction, separation distances and/or locating land uses which are not sensitive to the edge of the site fronting Smith Street. Where possible, large acoustic walls are to be avoided as a means of mitigating acoustic impacts.

## 6 – Built form and Greening Parameters

The following outlines specific built form provisions which provide guidance on built form outcomes for the site. Compliance with all of these outcomes is not mandatory, and alternate outcomes may be proposed. Where alternate outcomes are proposed, these will be assessed against the Overarching Principles and Key Development requirements of this Preliminary Approval, the Development Scheme and relevant PDA Guidelines.

### Minimum street setbacks

- 1.5m to Village Boulevard
- 1.5m to Clarke Street
- 6-10m to Smith Street. A lesser setback may be appropriate subject to detailed consideration of acoustic requirements

### Minimum side setbacks

Ground and levels 1-3

- 0m where adjoining a built to boundary podium
- 6m otherwise

Level 4 upwards

- 9m

### Minimum building separation

- Ground and levels 1-3 – 12m
- Level 4 upwards – 18m

A lesser separation to those above may be appropriate where it can be demonstrated that a lesser separation achieves a suitable interface between buildings when considered overlooking, privacy, access to light and air and orientation of the habitable rooms.

### Maximum building height

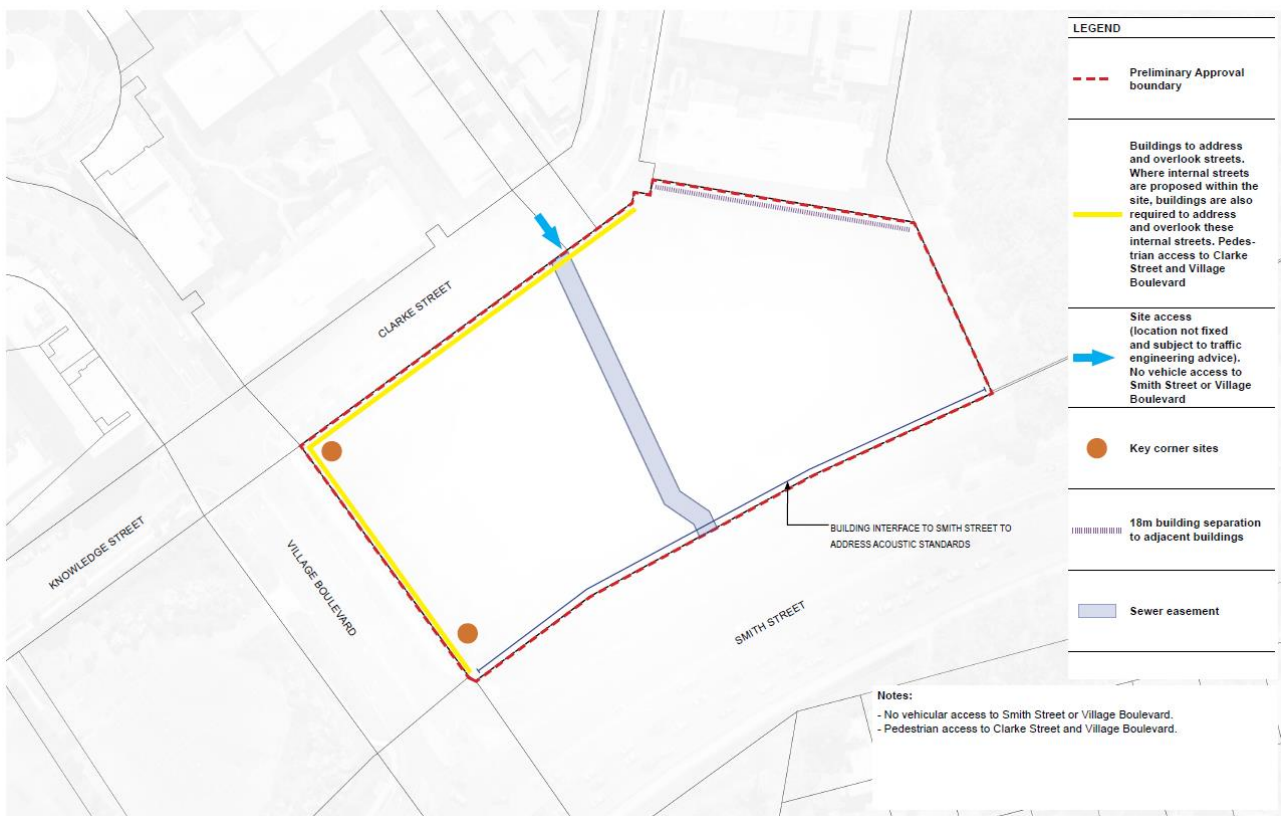
- 10 storeys generally (subject to 1B above).

### Maximum length of any one outer building wall

- 30m

<p><u>Maximum wall length between building articulations</u></p> <ul style="list-style-type: none"> <li>▪ 10m</li> </ul>
<p><u>Maximum site cover above level 4</u></p> <ul style="list-style-type: none"> <li>▪ 60%</li> </ul>
<p><u>Minimum communal open space</u></p> <ul style="list-style-type: none"> <li>▪ 20% of the site area</li> </ul>

Figure 3 – Urban design elements



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