



Department of  
**State Development and Infrastructure**

Our ref: DEV2023/1440

20 May 2024

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

Email: [lmartin@urbis.com.au](mailto:lmartin@urbis.com.au)

Dear Mr Martin

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

**Preliminary Approval for a Material Change of Use for various uses including 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) at 1 Clarke Street, Southport described as Lot 7 on SP275512**

On 20 May 2024, 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.dsdilgp.qld.gov.au/pda-da-applications](http://www.dsdilgp.qld.gov.au/pda-da-applications).

If you require any further information, please contact Nicole Tobias, Senior Planner Development Assessment, in Economic Development Queensland, on 3452 6752 or by email at [Nicole.Tobias@dsdilgp.qld.gov.au](mailto:Nicole.Tobias@dsdilgp.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 PDA	
Site address	1 Clarke Street, Southport	
Lot on plan description	Lot number	Lot number
	Lot 1	SP275512
PDA development application details		
DEV reference number	DEV2023/1440	
'Properly made' date	26 September 2023	
Type of application	<input checked="" type="checkbox"/> PDA development application for: <ul style="list-style-type: none"> <li><input checked="" type="checkbox"/> Material change of use               <ul style="list-style-type: none"> <li><input checked="" type="checkbox"/> Preliminary approval</li> <li><input type="checkbox"/> Development permit</li> </ul> </li> <li><input type="checkbox"/> Reconfiguring a lot               <ul style="list-style-type: none"> <li><input type="checkbox"/> Preliminary approval</li> <li><input type="checkbox"/> Development permit</li> </ul> </li> <li><input type="checkbox"/> Operational work               <ul style="list-style-type: none"> <li><input type="checkbox"/> Preliminary approval</li> <li><input type="checkbox"/> Development permit</li> </ul> </li> </ul> <input type="checkbox"/> Application to change PDA development approval <input type="checkbox"/> Application to extend currency period	
Proposed development	Preliminary Approval for a Material Change of Use for various uses including 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)	
PDA development approval details		
Decision of the MEDQ	<p>The MEDQ has decided to grant <b>all</b> of the PDA development approval applied for, <b>subject to</b> PDA development conditions forming part of this decision notice.</p> <p>The approval is for:            A Preliminary Approval to facilitate future Material Change of Use applications in accordance with the Preliminary approval documentation for uses including:</p> <ul style="list-style-type: none"> <li>• community facility;</li> <li>• dual occupancy;</li> <li>• dwelling house;</li> <li>• food premises (where located at ground level of a building within the residential use class);</li> <li>• home based business;</li> <li>• hostel;</li> <li>• multiple dwelling;</li> </ul>	

	<ul style="list-style-type: none"> <li>• office (where located at ground level of a building within the residential use class);</li> <li>• residential care facility; and</li> <li>• shop (where located at ground level of a building within the residential use class)</li> </ul>
Decision date	20 May 2024
Currency period	Six (6) 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.	Preliminary Approval Document prepared by Urbis amended in red	P0045012 Version 2	23/11/2023
2.	Development Application – Site Plan: Infrastructure Capacity Thresholds prepared by Urbis	Rev D	03/11/2023
3.	Development Application – Urban Elements Plan prepared by Urbis amended in red	Rev D	03/11/2023
4.	Traffic Technical Note 1 by Stantec	Project No: 304700205	21/09/2023
Supporting documents		Number	Date
5.	Technical Note Lumina Parkland – 1A / 1B Revised Sewer Capacity Check by Stantec	Project No: 304700205 Rev B	16/11/2023

### Preamble, abbreviations, and definitions

#### PREAMBLE

##### PDA preliminary approval generally

As per section 94(1) of the Economic Development Act, a **PDA preliminary approval** is a PDA development approval that -

- approves development, but does not authorise PDA assessable development to take place; and
- approves development—
- to the extent stated in the approval; and
- subject to the conditions of the approval.

##### 2. Notification Requirements for land uses under the preliminary approval

- Uses with PDA preliminary approval are required to submit subsequent development applications seeking PDA development permit/s. Such applications will not require public notification where they are consistent with the PDA preliminary approval (masterplan).
- Future PDA development applications that are inconsistent with the PDA preliminary approval (masterplan) may require public notification.

#### ABBREVIATIONS AND DEFINITIONS

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

**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*.

**GFA** means gross floor area.

**MEDQ** means the Minister for Economic Development Queensland.

**PDA** means Priority Development Area.

**Residential Uses** means any uses included under the Residential use category of the Parklands Priority Development Area Development Scheme.

**RPEQ** means Registered Professional Engineer of Queensland.

### **PDA development conditions**

<b>No.</b>	<b>Condition</b>	<b>Timing</b>
<b>TOWN PLANNING AND URBAN DESIGN</b>		
<b>1.</b>	<b>Masterplan and further development permits</b>  Future applications for development permits are to be in accordance with the approved Preliminary Approval Document prepared by Urbis, dated 23/11/2023 and amended in red, which includes the following plans: <ul style="list-style-type: none"><li>• Development Application – Site Plan: Infrastructure Capacity Thresholds prepared by Urbis dated 03 November 2023</li><li>• Development Application – Urban Elements Plan prepared by Urbis dated 03/11/2023</li></ul>	As indicated
<b>2.</b>	<b>Sufficient Grounds - Superior Design Outcomes</b>  Future applications for development permits shall demonstrate compliance with the provisions contained within Sections 3.5.1 and 3.5.2 of the approved Preliminary Approval Document (amended in red), prepared by Urbis, ref: P0045012 Version 2, dated 23/11/2023.	As indicated
<b>3.</b>	<b>Sufficient Grounds - Affordable Housing</b>  Future applications for development permits are to include evidence of compliance with the approved Preliminary Approval Document prepared by Urbis (as amended in red) P0045012 version 2, dated 23/11/2023 and shall: <ul style="list-style-type: none"><li>a) be accompanied by a report demonstrating that 20% affordable housing for low to moderate income occupants in accordance with PDA Guideline 16: Housing (or the equivalent guideline published by EDQ at the time of submission of the development application);</li></ul> Or <ul style="list-style-type: none"><li>b) be accompanied by evidence of compliance with the provision of 20% <i>Affordable Housing</i> as defined by the relevant Housing Australia Future Fund Facility (HAFF) &amp; National Housing Accord Facility (NHAF) guideline published at the time of submission of the development application.</li></ul> Note: Future development application drawings shall illustrate the location of the 20% affordable housing. Affordable housing will be required to submit appropriate	As indicated

PDA development conditions		
No.	Condition	Timing
	annual reporting to the relevant authority and will be conditioned as part of any development approval.	
4.	<p><b>Accessible Housing</b></p> <p>1. Future applications for development permits shall provide 10% accessible dwellings in accordance with the Preliminary Approval Document prepared by Urbis (as amended in red) P0045012 version 2, dated 23/11/2023. The planning and design standards, and key design elements for the accessible dwellings shall meet the requirements of PDA Guideline 2: <i>Accessible housing</i>.</p> <p>Or</p> <p>2. Future applications for development permits shall provide accessible dwellings in accordance with the relevant Housing Australia Future Fund Facility (HAFF) &amp; National Housing Accord Facility (NHAFF) Accessible Housing requirements at the time of submission of the development application.</p> <p><i>NOTE: For the purposes of this condition, copies of floor plans and an accompanying statement outlining compliance with PDA Guideline 2 or HAFF/NHAFF are considered evidence.</i></p>	1. and 2. As indicated
5.	<p><b>Sufficient Grounds – Ecological Sustainable Development</b></p> <p>Future applications for development permits shall provide details of the design, construction and operation of sustainable buildings through best-practice by achieving either:</p> <ul style="list-style-type: none"> <li>a) a minimum 6 leaf EnviroDevelopment certification;</li> <li>b) a minimum 5 star Green Star: Design and as Built certification; or</li> <li>c) an equivalent rating under an alternative rating system.</li> </ul>	As indicated
6.	<p><b>Sufficient Grounds – Urban Design</b></p> <p>Notwithstanding the requirement to comply with the superior design outcomes identified under condition 2, future applications for development permits shall demonstrate compliance with the following:</p> <ul style="list-style-type: none"> <li>a) Parklands Priority Development Area Development Scheme</li> <li>b) PDA Guideline No. 2: Accessible housing</li> <li>c) PDA Guideline No. 8 – Medium and High Rise Buildings</li> <li>d) QDesign (Queensland Government).</li> </ul>	As indicated
7.	<p><b>Access</b></p> <p>Future applications for development permits shall demonstrate that vehicular access to the site via Clarke Street complies with the following:</p> <ul style="list-style-type: none"> <li>a) PDA Guideline No. 13 Engineering standards;</li> <li>b) City of Gold Coast City Plan Development Code 9.4.2 Driveways and vehicle crossing code or alternative relevant Gold Coast City Plan Code at the time of development; and</li> <li>c) City of Gold Coast City Plan Development Code 9.4.13 Transport code or alternative relevant Gold Coast City Plan Code at the time of development.</li> </ul>	As indicated

PDA development conditions		
No.	Condition	Timing
8.	<b>Existing Sewer Easement</b>  Future applications for development permits shall demonstrate all buildings, structure and footings do not place any load on the sewer main or affect the operation of the sewer main, including inspecting, maintaining and replacing.	As indicated.
9.	<b>Stormwater connection</b>  Future applications for development permits shall be accompanied by concept engineering drawings and a catchment plan, certified by a RPEQ, to demonstrate: <ol style="list-style-type: none"> <li>'no-worsening' to upstream or downstream properties for storm events up to and including the 1% Annual Exceedance Probability;</li> <li>stormwater catchment split to be in accordance with the detail design of the external road network, prepared by Cardno (2014).</li> <li>generally in accordance with Council's current adopted standards.</li> </ol>	As indicated
<b>Managing Noise Impacts</b>		
10.	<b>State-controlled Road Acoustic Mitigation</b>  Future applications for development permits shall be accompanied by a noise assessment report demonstrating that future development is designed and constructed to include appropriate mitigation measures to protect health, wellbeing and quality of life for occupants of development involving sensitive uses in proximity to a state-controlled road, in accordance with the following: <ol style="list-style-type: none"> <li>PDA Guideline No. 13: Engineering standards;</li> <li>State code 1: <i>Development in a state-controlled road environment</i>; and</li> <li>Mandatory Part 4.4 of the Queensland Development Code.</li> </ol>	As indicated
<b>Stormwater Management</b>		
11.	(a) Stormwater management of the development must not cause worsening to the operating performance of the State-controlled Road corridor, such that any works on the land must not: <ol style="list-style-type: none"> <li>Create any new discharge points for stormwater runoff onto the State-controlled Road corridor;</li> <li>Concentrate or increase the velocity of flows to the State-controlled Road corridor;</li> <li>Interfere with and/or cause damage to the existing stormwater drainage on the State-controlled Road corridor;</li> <li>Surcharge any existing culvert or drain on the State-controlled Road corridor;</li> <li>Reduce the quality of stormwater discharge onto the State-controlled Road corridor;</li> <li>Impede or interfere with an overland flow or hydraulic conveyance from the State-controlled Road corridor; and</li> <li>Reduce the floodplain immunity of the State-controlled Road corridor.</li> </ol>	(a) At all times.

PDA development conditions		
No.	Condition	Timing
	(b) Submit RPEQ certification with supporting documentation, to the South Coast Region ( <a href="mailto:scr.calm@tmr.qld.gov.au">scr.calm@tmr.qld.gov.au</a> ) Department of Transport and Main Roads, confirming that the development has been designed in accordance with part (a) of this condition.	(b) Prior to obtaining development approval for operational work or building work, whichever occurs first.

Advice	
Transport Noise Corridor	
1.	<p>Mandatory Part (MP) 4.4 of the Queensland Development Code (QDC) applies to building work for the construction or renovation of a residential building in a designated transport noise corridor. MP4.4 seeks to ensure that the habitable rooms of residential buildings located in a transport noise corridor are designed and constructed to reduce transport noise. Transport noise corridor means land designated under Chapter 8B of the Building Act 1975 as a transport noise corridor.</p> <p>A free online search tool can be used to find out whether a property is located in a designated transport noise corridor. This tool is available at:  <a href="https://www.business.qld.gov.au/industries/building-property-development/building-construction/laws-codes-standards/queensland-development-code/transport-noise-corridor-search">https://www.business.qld.gov.au/industries/building-property-development/building-construction/laws-codes-standards/queensland-development-code/transport-noise-corridor-search</a></p>
Affordable Housing	
2.	<p>Independent of the affordable housing condition above, development may also be required to be compliant with provisions of the Land Tax Act 2010 and/or in accordance with Queensland Build to Rent Concessions and/or relevant legislation with relevance to affordable housing. It is intended that the proposed affordable housing provision and associated calculation of rent is able to be considered against future legislation in relation to definitions at that time. This is relevant as the associated definitions are not finalised at the time of the issue of this approval and may change prior to the issue of a subsequent Development Permit or occupancy.</p>

### STANDARD ADVICE

Please note that 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 \*\***