

Economic Development Queensland

PRE2024/767 – 15 Nexus Way Southport (Parklands PDA)

Operational Works – Green Spine/Piazza

3:00pm, 6 March 2024

Microsoft Teams

PARTICIPANTS

Name	Role and Organisation
Leila Torrens	EDQ – Planning Manager, Development Assessment
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Daniel Kallis	Hassell Studio
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PROPERTY DESCRIPTION

Priority Development Area	Parklands
Property Address	15 Nexus Way, Southport
Lot on Plan Description	Lot 63 on SP338437
Proposal	PDA Development Application – Operational Works for Lumina Piazza (Green Spine Linear Park) and associated Pedestrian Crossing

MEETING FEEDBACK

Previous advice from EDQ DA

The [Parklands PDA Development Scheme](#) defines **Park** as -

“Premises used by the public generally for free recreation and enjoyment, and may be used for community events. Facilities may include children’s playground equipment, informal sports fields and ancillary vehicle parking and other public conveniences”.

In summary, if the use of the Green Spine is a ‘Park’ as defined, then according to Schedule 1: Exempt development of the [Parklands PDA Development Scheme](#), the material change of use to ‘Park’ **is exempt from requiring a development permit for MCU**. However **a PDA Development Permit for the Operational Works aspect would be required**.



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Development prescribed in Schedule 4 of the *Sustainable Planning Regulation 2009*, other than Table 2, item 2 and Table 5, item 14.

Building work

Minor building and demolition work.

Carrying out building work associated with a material change of use that is PDA exempt or self-assessable development.

Carrying out building work associated with an approved material change of use.

Material change of use of premises

Making a material change of use of premises for a Park.

Reconfiguring a lot

Subdivision involving road widening and truncations required as a condition of development approval.

Operational work

Erecting no more than one (1) satellite dish on premises, where the satellite dish has no dimension greater than 1.8 metres.

Filling or excavation where:

- (a) not exceeding 50m³ in volume or
- (b) top dressing to a depth of less than 100 vertical millimetres from ground level.

Carrying out operational work if consistent with an approved Plan of Development (PoD).

Carrying out operational work associated with a material change of use that is PDA exempt development (excluding Park).

Carrying out operational work associated with an approved material change of use.

Carrying out operational work associated with an approved reconfiguration of a lot.

Carrying out operational work associated with the decontamination of land.

Carrying out operational work that is clearing of vegetation:

- (a) other than Significant vegetation, or
- (b) Significant vegetation where:
 - » the clearing is consistent with an approved PoD
 - » carried out by or on behalf of the City of Gold Coast or a public sector entity, where the works being undertaken are authorised under a state law
 - » in accordance with the conditions of a PDA development approval for a material change of use or reconfiguring a lot.

The relevant standards that EDQ DA / IS would be assessing the Operational Works application against would principally be the [Parklands Development Scheme](#) and the relevant requirements detailed in [PDA Guideline 12 Park planning and design](#) and [PDA Guideline 13 Engineering standards](#).

The proposal

The Lumina Open Space / Green Spine Piazza will contain a series of six different 'rooms':

1. Trellis Boardroom;
2. Meeting Place;
3. Forest Deck;
4. The Lawn;
5. Garden Rooms; and
6. The Roost.

Trellis Boardroom
 A large communal outdoor meeting room with group tables and movable furniture under a trellis pavilion dripping in vines - providing a dynamic collaboration and event space.

Meeting Place
 A central node punctuated with public art and an immersive grove of planting to play, meet and linger.

Forest Deck
 An elevated platform under a bosque of shade trees which cascades down to Nexus Way- a democratic room to work, relax and gather.

The Lawn
 An adaptable grass terrace opening up to Nexus Way - offering a space to relax, play or host a small function.

Garden Rooms
 Intimately scaled outdoor work stations nestled in generous planting areas, offering quite refuges to connect with nature.

The Roost
 A terraced perch to watch the daily life of the Lumina or host small work gathering and presentations

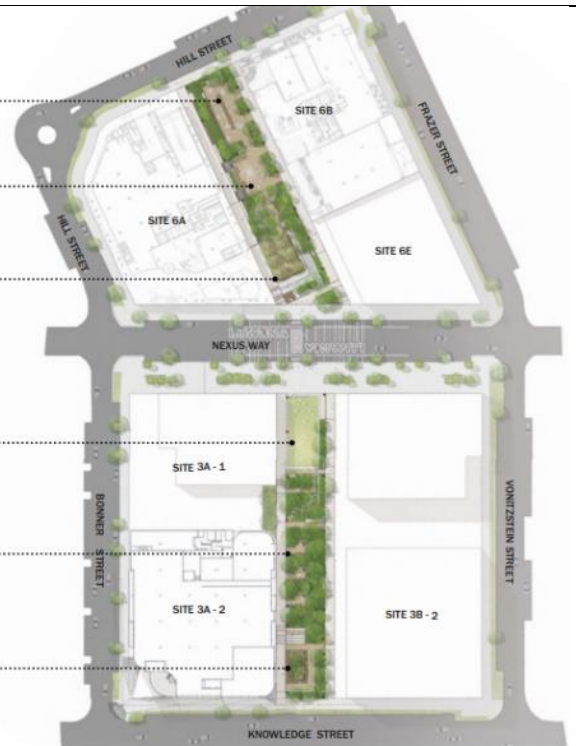


Figure 1: Proposed Schematic Design

Construction Staging

Construction will be delivered in four stages:

1. Stage 1 - Parcel of land north of Nexus Way;
2. Stage 2 - Works to the road reserve of Nexus Way;
3. Stages 3 & 4 Parcel of land south of Nexus Way, sub-staged to deliver:
 - a. Garden Rooms and The Roost: land north of Knowledge Street; and
 - b. The Lawn: once Cohort is no longer operational.

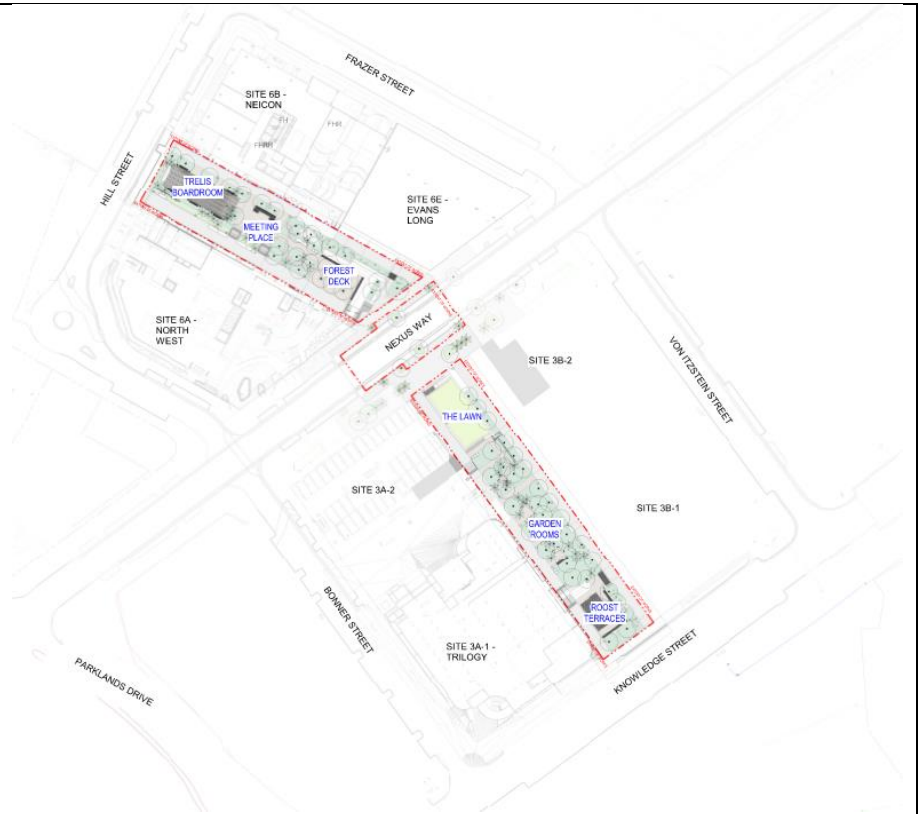


Figure 2: Proposed Construction Staging

Development Standards

As previously advised, the development application will need to address the relevant standards of the

- [Parklands Development Scheme](#);
- [PDA Guideline 12 Park planning and design](#); and
- [PDA Guideline 13 Engineering standards](#).

The development application should also address:

- [QDesign Manual](#);
- [Crime Prevention Through Environmental Design Guidelines for Qld](#);
- Accessible access from each of the frontages to the green space and connections to the adjacent developments;
- Wayfinding and Legibility through the open space and connections to the wider Lumina precinct; and
- The proposed strategy for the legal tenure of the green space, including ongoing maintenance and public access obligations.

****EDQ DA will commence discussions with City of Gold Coast regarding the works proposed to Nexus Way.**

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