



04 September 2024

The Minister for Economic Development Queensland
Development Assessment
Via email: pdadevelopmentassessment@edq.qld.gov.au

Dear Sir / Madam,

OPERATIONAL WORKS APPLICATION FOR PUBLIC OPEN SPACE (GREEN SPINE LINEAR PARK AND ASSOCIATED PEDESTRIAN CROSSING) AT 21 NEXUS WAY, SOUTHPORT, FORMALLY DESCRIBED AS LOT 63 ON SP338437, AND 16 NEXUS WAY, SOUTHPORT, FORMALLY DESCRIBED AS LOT 1 ON SP338480.

On behalf of *Minister of Economic Development Queensland*, please find enclosed PDA Development Permit Application to carry out Operational Works for the establishment of new Public Open Space (linear park and associated pedestrian crossing) at Lumina, within the Parklands Priority Development Area (PDA).

Please find the following documents enclosed in support of this application:

- Appendix A: PDA Development Application Form
- Appendix B: Lumina Open Space 100% Design Development Drawings prepared by Hassell
- Appendix C: Traffic Statement prepared by Urbis
- Appendix D: Council Correspondence supporting Nexus Way Pedestrian Zebra Crossing
- Appendix E: Current Title Searches
- Appendix F: Easement Documents
- Appendix G: Environmental Management and Contaminated Land Register Search
- Appendix H: Pre-lodgement Minutes

1. APPLICATION DETAILS

Site Address	21 Nexus Way and 16 Nexus Way, Southport
Real Property Description	Lot 63 on SP338437 and Lot 1 on SP338480
Landowner	MEDQ
Development Scheme	Parklands PDA Development Scheme
Development Scheme Precinct	Precinct 1 – Mixed Use Health and Knowledge
Application Type	Operational Work
Application Description	PDA Development Permit for Operational Works for linear park works and associated pedestrian crossing
Level of Assessment	Permissible Development





2. SITE DETAILS

2.1 Location



Figure 1: Location of Lumina Piazza – Stage 1 (North), Stage 2 (Nexus Way Crossing) and Stages 3-4 (South)

2.2 Encumbrances

The sites are not affected by nor benefit from any covenants. Piazza South (Lot 1 on SP338480) contains two easements as summarised below:

Table 1 – Easement Details

Easement Number	Land Burdened	Land Benefited	Purpose
Easement in Gross No. 723121774	Lot 1 on SP338480	Lot 2 on SP338480	Pedestrian and Vehicle Access
Easement in Gross No. 723121776	Lot 1 on SP338480	N/A	Sewerage

Lot 1 on SP338480, previously Lot 9 on SP275512, will be further subdivided into 3 lots under Stage 2 of PDA Development Application DEV2022/1319, after which the new Piazza South lot will be burdened by the sewerage easement only.

For further detail refer to **Appendix E – Current Title Searches** and **Appendix F – Easement Documents**.

2.3 Site Contamination

The site is not listed on the Contaminated Land Register (CLR) or the Environmental Management Register (EMR). Refer to **Appendix G** for details.





3. APPLICATION BACKGROUND

3.1 Pre-Lodgement Engagement

A pre-lodgement meeting was undertaken on 6 March 2024. Meeting Minutes enclosed on **Annexure H**.

It was confirmed that the green spine linear park (Lumina Piazza) would be exempt from requiring a Material Change of Use (MCU) under the *Parklands PDA Development Scheme*, however a PDA Development Permit for the Operational Works would be required.

The relevant standards that the Operational Works application will principally be assessed will be the *Parklands Development Scheme*, and the relevant requirements detailed in *PDA Guideline 12 - Park Planning and Design* and *PDA Guideline 13 - Engineering Standards*.

3.2 Approval History

The subject sites benefit from existing approvals as summarised below:

Table 2 – Development Approvals

DA Reference	Type of Approval	Approval Date
DEV2014/562	MCU for Commonwealth Games Athletes Village works and Parklands Plan of Development. ROL (12 Lots and Roads)	27 Jun 2014
DEV2014/562/25	Change to PDA Approval to facilitate future development of individual lots within Lumina Precinct. ROL (23 Lots and Roads)	26 Oct 2018
DEV2022/1311	Lumina Site 6 ROL (1 into 4 Lots) which created Piazza North Lot (Lot 63 on SP338437)	20 Dec 2022
DEV2022/1319	Lumina Site 3 ROL Stage 1 (1 into 2 Lots and access / services easements). Future ROL Stage 2 will create Piazza South Lot	27 Jan 2023

Current approvals are also in place for the Cohort development on Lot 1 on SP338480). Approvals include the change of use for Research and Technology Industry (DEV2019/1068), and office fitout within the building (DEV2020/1119). The building will be demolished in future to allow for future developments over the newly subdivided land (Lumina Site 3 ROL Stage 2) including Lumina Piazza Stage 4.



4. PROPOSAL

4.1 Lumina Piazza

The application seeks a PDA Development Permit for Operational Works to facilitate the linear park and associated pedestrian crossing including civil works, landscape works, electrical reticulation and associated works as set out in the enclosed plans by Hassell.

Lumina Piazza is a key part of the Parklands Masterplan to provide a green retreat for workers and the visiting public, and deliver on core precinct requirements of activation, placemaking, public amenity, connection to nature, and providing collaboration and socialisation opportunities for health and knowledge professionals.

EDQ's strategic investment in placemaking will complement the neighbouring developments and deliver curated spaces for the surrounding user groups. Lumina Piazza will be a unique, human-scale and welcoming public realm set in an immersive layered green foliage - a subtropical urban forest designed to create a naturally cooled outdoor environment, increase biodiversity, promote social interactivity, and improve health and well-being.

Construction will be delivered in four stages:

Stage 1 – Parcel of land north of Nexus Way to be delivered mid-2025 to coincide with the completion of the adjoining development on Site 6a.

Stage 2 – Pedestrian Crossing in road reserve of Nexus Way

Stages 3 & 4 – Parcel of land south of Nexus Way will be sub-staged to deliver the Garden Rooms and The Roost (Stage 3) to coincide with the completion of the adjoining development on Site 3a-2. The Lawn (Stage 4) will be delivered after the existing Cohort temporary building is decommissioned.

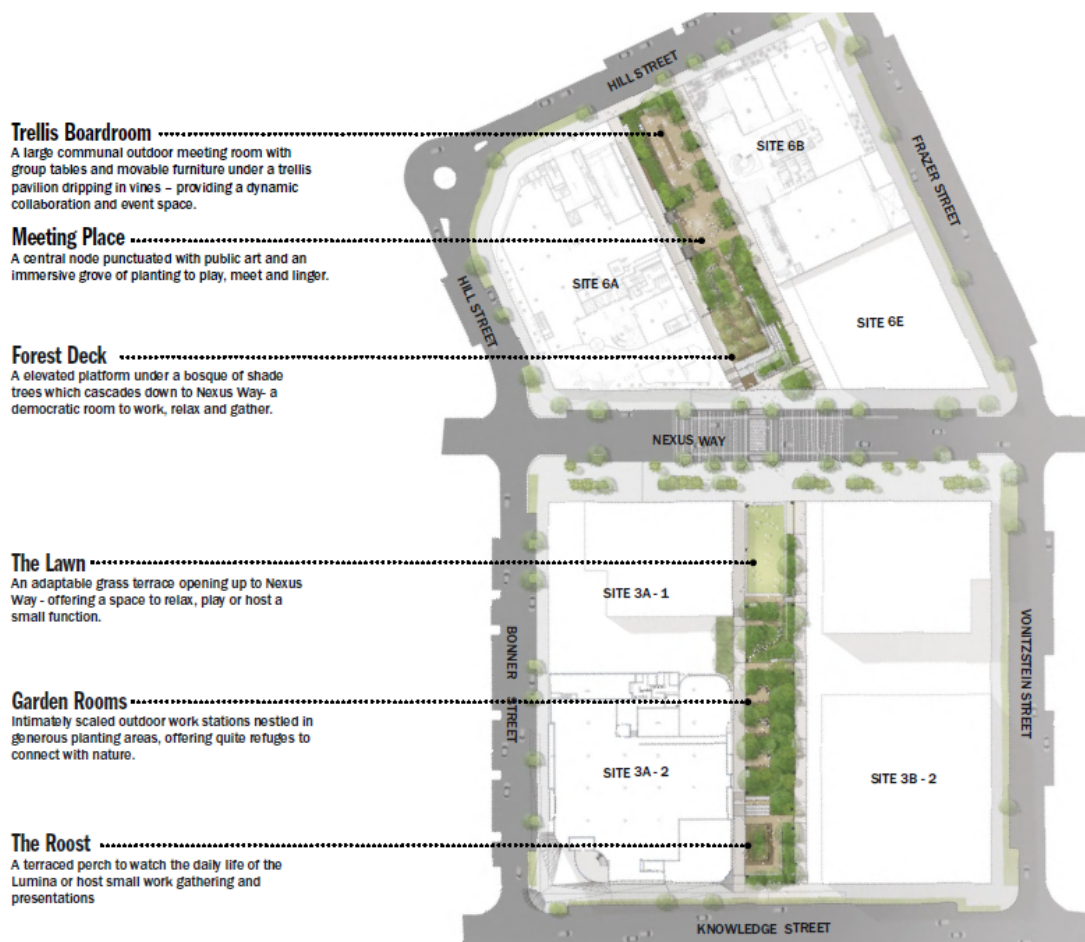


Figure 2: Site Plan



4.2 Nexus Way Crossing

The proposed pedestrian crossing on Nexus Way (Stage 2) will be key to the northern and southern blocks of Lumina Piazza working together as a singular open space for the precinct. The design proposes a dedicated pedestrian crossing and removal of two parking bays, plus pavement print graphics to visually strengthen the connection between the Piazza and the crossing.

The Traffic Statement prepared by Urbis, enclosed in **Annexure C**, considers the proposed zebra crossing design as an appropriate and safe treatment for Nexus Way to accommodate pedestrian demand.

Consultation meetings were also held with City of Gold Coast (CoGC), who have provided their written support for the proposed zebra crossing design, which is enclosed in **Annexure D**.

The proposed design, supported by speed studies and CoGC, conforms to the intent of the Parklands PDA criteria to “*provide a safe and pleasant movement network for pedestrians, cyclists and vehicles that has a clear structure and maximises walking, cycling ...effectiveness.*”

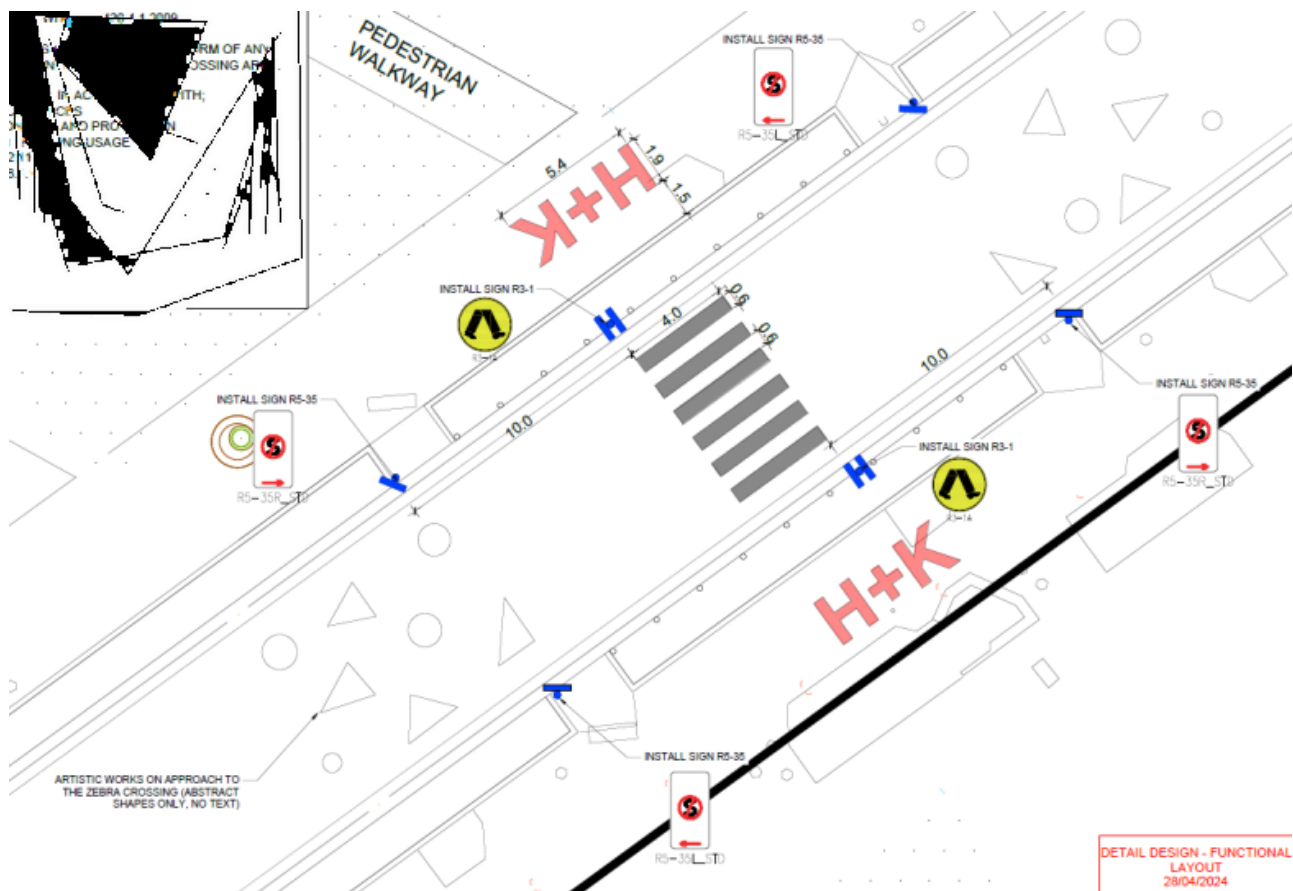


Figure 3: Nexus Way Pedestrian Crossing



5. ASSESSMENT

The Economic Development Act 2012 (ED Act) provides the statutory planning framework for areas declared to be a Priority Development Area (PDA). This proposal will be assessed in accordance with the ED Act.

Section 87 of the ED Act sets out a range of matters that must be considered in the assessment of a PDA development application. The following matters are to be considered:

- Main purpose of the Act; and
- Any relevant State interest; and
- Development Scheme.

5.1 ECONOMIC DEVELOPMENT ACT 2012

In accordance with Section 3 of the ED Act:

“The main purpose of this Act is to facilitate economic development, and development for community purposes, in the State”.

The proposal is identified as achieving the main purpose of the Act by facilitating economic development, and development for community purposes in accordance with the Parklands PDA Development Scheme.

5.2 PARKLANDS PDA DEVELOPMENT SCHEME

5.2.1 Definitions

The application involves the carrying out of operational work. Operational Work is defined under the ED Act:

- “Operational Work see the Planning Act, Schedule 2”.

Furthermore, the Planning Act 2016 defines Operational Work as:

- “Operational Work means work, other than building work or plumbing or drainage work, in, on, over or under premises that materially affects premises or the use of premises”.

5.2.2 Levels of Assessment

Pursuant to *Table 1: Levels of Assessment* in the Parklands PDA Development Scheme, the development which seeks approval for the below aspects is identified as Permissible Development:

- PDA Development Permit for Operational Works for Linear Park and associated Pedestrian Crossing.

5.2.3 Notification Requirements

In accordance with Section 3.2.8 of the Parklands PDA Development Scheme, “a PDA development application will require Public Notification if the application:

- includes a proposal for development which does not comply with Maps 2 and 3, or the Precinct provisions; or
- is for development which in the opinion of the MEDQ, may have adverse impacts on the amenity or development potential of adjoining land under separate ownership.

The MEDQ may require public notification in other circumstances if the development application is for a use or of a size or nature which, in the opinion of the MEDQ, warrants public notification”.

The nature of the application being Operational Works is not identified as requiring Notification.



5.2.4 Consistency with the Development Scheme

As set out in Section 3.2.4 of the *Parklands PDA Development Scheme*, Permissible development is consistent with the scheme if:

- i. *the development complies with all relevant PDA-wide criteria and the Precinct provisions, or*
- ii. *the development does not comply with one or more of the aspects of the PDA-wide criteria or Precinct provisions but:*
 - a. *the development does not conflict with the PDA vision, and*
 - b. *there are sufficient grounds to justify the approval of the development despite the noncompliance with the PDA-wide criteria or the Precinct provisions.*

The development is identified as being consistent with the Development Scheme in accordance with Section 3.2.4 of the *Parklands PDA Development Scheme*. In particular, the proposal will facilitate the linear park works and associated pedestrian crossing which accord with the provisions of the *Parklands PDA Development Scheme*.

6. CONCLUSION

This application seeks a PDA Development Permit for Operational Works associated with for the establishment of new Public Open Space (linear park and associated pedestrian crossing) at Lumina, within the Parklands PDA. The proposed Operational Works will support the delivery of the linear park works, which is within the intent and the specific provisions of the Parklands PDA Development Scheme.

We understand the relevant application fee will be confirmed by EDQ Development Assessment following lodgement of the Operational Works Application. Prompt provision of this invoice would be appreciated.

If you require any further information, please contact me by telephone on 0409 425 456 or by email at Steve.Dolores@dsdilgp.qld.gov.au

Yours sincerely

Steve Dolores
Senior Development Manager
Urban Development
Economic Development Queensland





Appendix A
EDQ Development Application Form





Appendix B
Lumina Open Space 100% Design Development Drawings prepared by Hassell



Appendix C
Traffic Statement prepared by Urbis





Appendix D
Council Correspondence supporting Nexus Way Pedestrian Zebra Crossing



Appendix E: Current Title Searches



Appendix F

Easement Documents



Appendix G

Environmental Management and Contaminated Land Register Search



Appendix H

Pre-lodgement Minutes