



Economic Development Queensland

Creating and investing in sustainable places for Queensland to prosper

Our ref: DEV2024/1484

18 December 2024

TF Gold Coast Pty Ltd
C/- Urbis Ltd
Att: Hannah Julius and Adam Donaldson
Level 32, 300 George Street
BRISBANE QLD 4000

Email: hjulius@urbis.com.au / adonaldson@urbis.com.au

Dear Hannah and Adam

S89(1)(a) Approval of PDA Development Application

PDA Development Permit for Material Change of Use for Indoor Sport and Recreation, Educational Establishment and Hospital (Birthing Suite) at 22 Frazer Street, Southport described as Lot 1 on SP322402

On 18 December 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 website at [Current applications and approvals](#).

If you require any further information, please contact Tiana Hill, Senior Planner, Development Assessment, in Economic Development Queensland, by telephone on (07) 3452 7518 or at tiana.hill@edq.qld.gov.au, who will assist.

Yours sincerely

**Development Assessment
Economic Development Queensland**



PDA Decision Notice

Site information		
Name of priority development area (PDA)	Parklands	
Site address	22 Frazer Street, Southport	
Lot on plan description	Lot number	Plan description
	Lot 1	SP322402
PDA development application details		
DEV reference number	DEV2024/1484	
'Properly made' date	18/03/2024	
Type of application	<input checked="" type="checkbox"/> PDA development application for: <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Material change of use <ul style="list-style-type: none"> <input type="checkbox"/> Preliminary approval <input checked="" type="checkbox"/> Development permit <input type="checkbox"/> Reconfiguring a lot <ul style="list-style-type: none"> <input type="checkbox"/> Preliminary approval <input type="checkbox"/> Development permit <input type="checkbox"/> Operational work <ul style="list-style-type: none"> <input type="checkbox"/> Preliminary approval <input type="checkbox"/> Development permit <input type="checkbox"/> Application to change PDA development approval <input type="checkbox"/> Application to extend currency period	
Proposed development	Material Change of Use – Indoor Sport and Recreation, Educational Establishment and Hospital (Birthing Suite)	
PDA development approval details		
Decision of the MEDQ	<p>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.</p> <p>The approval is for:</p> <ul style="list-style-type: none"> • Material Change of Use – Indoor Sport and Recreation, Educational Establishment and Hospital (Birthing Suite) 	
Decision date	18/12/2024	
Currency period	6 years from the date of the decision	
Assessment Team		
Assessment Manager (Lead)	Tiana Hill, Senior Planner	
Manager	Leila Torrens, Manager	
Engineer	Sanjib Bhowmick, Senior Engineer	
Delegate	Beatriz Gomez, Director	

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.	Waste Management Plan Proposed Mixed Use development, 22 Frazer Street, Southport, prepared by Geleon	Version A	13 th September 2024
2.	Proposed Indoor Sport and Recreational, Educational and Hospital (Birthing Suite) Noise Impact Assessment prepared by Palmer Acoustics	Version V.3	14 th October 2024

Preamble, abbreviations, and definitions

PREAMBLE

Nil

ABBREVIATIONS AND DEFINITIONS

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

BFP means Building Format Plan.

CERTIFICATION PROCEDURES MANUAL means the document titled *Certification Procedures Manual*, prepared by EDQ, dated April 2020 (as amended from time to time).

COUNCIL means the relevant local government for the land the subject of this approval.

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.

IFF means the Infrastructure Funding Framework, prepared by the Department of State Development, Tourism and Innovation, dated 1 July 2020 (as amended from time to time).

MEDQ means the Minister for Economic Development Queensland.
mended from time to time).

PDA means Priority Development Area.

RPEQ means Registered Professional Engineer of Queensland.

Submitting documentation to EDQ

Where a condition of this approval requires documentation to be submitted to either EDQ DA or EDQ IS, use the following email addresses:

- a) EDQ DA: pdadevelopmentassessment@edq.qld.gov.au
- b) EDQ IS: PrePostConstruction@edq.qld.gov.au

PDA Development Conditions – Stage 1 (Indoor Sport and Recreation)		
No.	Condition	Timing
General		
1	Carry out the Approved Development Carry out the approved development generally in accordance with the approved plans and documents and any other documentation endorsed via Compliance Assessment as required by these conditions.	Prior to commencement of use or BFP endorsement, whichever occurs first
2	Maintain the Approved Development Maintain the approved development generally in accordance with the approved plans and documents and any other documentation endorsed via Compliance Assessment as required by these conditions.	At all times following commencement of use
3	Commencement of Use The commencement of use for the indoor sport and recreation must not occur until all conditions relating to the previous development approval EDQ reference: DEV2020/1133 have been complied with.	Prior to commencement of use
4	Hours of Operation The hours of operation of the indoor sport and recreation use are limited from 6am to 10pm. OR No restriction on hours of operation will apply for the indoor sport and recreation use only where a compliance assessment approval is granted under condition 8(a) and a submission is made as per the requirements under condition 8(b).	At all times following commencement of use
Land Use		
5	Indoor Sport and Recreation Gross Floor Area The indoor sport and recreation use is only able to occupy up to a maximum of 1,400m ² of gross floor area at any one time.	At all times following commencement of use
Construction Management		
6	Public Infrastructure (Damage, Repairs and Relocation) a) Repair any damage to existing public infrastructure caused by works carried out in association with the approved development.	a) Prior to commencement of use or BFP endorsement, whichever occurs first

PDA Development Conditions – Stage 1 (Indoor Sport and Recreation)		
No.	Condition	Timing
	<p>b) Where existing public infrastructure require repair or relocation, due to the approved development and/or works associated with the approved development, repair and/or relocate the public infrastructure at no cost to others and in accordance with statutory requirements and the External Authority's design standards.</p> <p><i>NOTE: It is recommended applicants record their own dated photographic evidence of the condition of relevant existing public infrastructure both before and after works carried out in association with the approved development.</i></p>	b) Prior to commencement of use or BFP endorsement, whichever occurs first
7	<p>Acoustic Treatments</p> <p>a) Construct the approved development to include the acoustic treatments specified in section 7 and 8 of the following approved document:</p> <ul style="list-style-type: none"> i. Proposed Indoor Sport and Recreational, Educational and Hospital (Birthing Suite) Noise Impact Assessment prepared by Palmer Acoustics, dated 14 October 2024 version V.3. <p>b) Submit to EDQ IS evidence that the requirements of part a) of this condition have been met.</p>	For all parts of this condition prior to commencement of use.
8	<p>Acoustic Assessment – Compliance Assessment</p> <p>a) Where 24 hour, 7 days a week operation is proposed, submit to EDQ IS for compliance assessment a Noise Impact Assessment prepared by a suitably qualified person. The Noise Impact Assessment is to:</p> <ul style="list-style-type: none"> - Identify the location of the indoor sport and recreation tenant and all other uses within the building; - Describe the noise sources, and type of noise that would occur within the indoor sport and recreation tenancy in informing the attenuation measures; - Specify specific attenuation measures and recommendations generally in accordance with the approved 'Proposed Indoor Sport and Recreational, Educational and Hospital (Birthing Suite) Noise Impact Assessment' prepared by Palmer Acoustics, dated 14 October 2024 version V.3 to ensure no impact; - Include design drawings of the acoustic treatment measures / internal fitout. <p>b) Submit to EDQ IS evidence from a suitably qualified professional that all attenuation measures outlined in part a) of this condition have been installed.</p>	For all parts of this condition prior to commencement of use.
Infrastructure Contributions		
9	<p>Infrastructure Contributions</p> <p>Pay to the MEDQ infrastructure charges in accordance with the IFF, indexed to the date of payment</p> <p>Where the application is a MCU, certified and submitted plans to council detailing the GFA must also be provided at the time of payment</p>	In accordance with the IFF

PDA Development Conditions – Stage 2 (Educational Establishment)		
No.	Condition	Timing
General		
10	Carry out the Approved Development Carry out the approved development generally in accordance with the approved plans and documents and any other documentation endorsed via Compliance Assessment as required by these conditions.	Prior to commencement of use or BFP endorsement, whichever occurs first
11	Maintain the Approved Development Maintain the approved development generally in accordance with the approved plans and documents and any other documentation endorsed via Compliance Assessment as required by these conditions.	At all times following commencement of use
12	Commencement of Use The commencement of use for the educational establishment must not occur until all conditions relating to the previous development approval EDQ reference: DEV2020/1133 have been complied with.	Prior to commencement of use
Construction Management		
13	Public Infrastructure (Damage, Repairs and Relocation) a) Repair any damage to existing public infrastructure caused by works carried out in association with the approved development. b) Where existing public infrastructure require repair or relocation, due to the approved development and/or works associated with the approved development, repair and/or relocate the public infrastructure at no cost to others and in accordance with statutory requirements and the External Authority's design standards. <i>NOTE: It is recommended applicants record their own dated photographic evidence of the condition of relevant existing public infrastructure both before and after works carried out in association with the approved development.</i>	a) Prior to commencement of use or BFP endorsement, whichever occurs first b) Prior to commencement of use or BFP endorsement, whichever occurs first
14	Acoustic Treatments a) Construct the approved development to include the acoustic treatments specified in section 8 of the following approved document: i. Proposed Indoor Sport and Recreational, Educational and Hospital (Birthing Suite) Noise Impact Assessment prepared by Palmer Acoustics, dated 14 October 2024 version V.3. b) Submit to EDQ IS evidence that the requirements of part a) of this condition have been met.	For all parts of this condition prior to commencement of use.

PDA Development Conditions – Stage 2 (Educational Establishment)		
No.	Condition	Timing
Infrastructure Contributions		
15	<p>Infrastructure Contributions</p> <p>Pay to the MEDQ infrastructure charges in accordance with the IFF, indexed to the date of payment</p> <p>Where the application is a MCU, certified and submitted plans to council detailing the GFA must also be provided at the time of payment</p>	In accordance with the IFF

PDA Development Conditions – Stage 3 (Hospital (Birthing Suite))		
No.	Condition	Timing
General		
16	<p>Carry out the Approved Development</p> <p>Carry out the approved development generally in accordance with the approved plans and documents and any other documentation endorsed via Compliance Assessment as required by these conditions.</p>	Prior to commencement of use or BFP endorsement, whichever occurs first
17	<p>Maintain the Approved Development</p> <p>Maintain the approved development generally in accordance with the approved plans and documents and any other documentation endorsed via Compliance Assessment as required by these conditions.</p>	At all times following commencement of use
18	<p>Commencement of Use</p> <p>The commencement of use for the hospital (birthing suite) must not occur until all conditions relating to the previous development approval EDQ reference: DEV2020/1133 have been complied with.</p>	Prior to commencement of use
Land Use		
19	<p>Hospital (Birthing Suite) Land Use</p> <p>The hospital use is permitted to operate as a birthing suite only.</p>	At all times following commencement of use
Construction Management		
20	<p>Public Infrastructure (Damage, Repairs and Relocation)</p> <p>a) Repair any damage to existing public infrastructure caused by works carried out in association with the approved development.</p>	a) Prior to commencement of use or BFP endorsement, whichever occurs first

PDA Development Conditions – Stage 3 (Hospital (Birthing Suite))		
No.	Condition	Timing
	<p>b) Where existing public infrastructure require repair or relocation, due to the approved development and/or works associated with the approved development, repair and/or relocate the public infrastructure at no cost to others and in accordance with statutory requirements and the External Authority's design standards.</p> <p><i>NOTE: It is recommended applicants record their own dated photographic evidence of the condition of relevant existing public infrastructure both before and after works carried out in association with the approved development.</i></p>	<p>b) Prior to commencement of use or BFP endorsement, whichever occurs first</p>
21	<p>Acoustic Treatments</p> <p>a) Construct the approved development to include the acoustic treatments specified in section 8 of the following approved document:</p> <ol style="list-style-type: none"> i. Proposed Indoor Sport and Recreational, Educational and Hospital (Birthing Suite) Noise Impact Assessment prepared by Palmer Acoustics, dated 14 October 2024 version V.3. <p>b) Submit to EDQ IS evidence that the requirements of part a) of this condition have been met.</p>	<p>For all parts of this condition prior to commencement of use.</p>
Infrastructure Contributions		
22	<p>Infrastructure Contributions</p> <p>Pay to the MEDQ infrastructure charges in accordance with the IFF, indexed to the date of payment</p> <p>Where the application is a MCU, certified and submitted plans to council detailing the GFA must also be provided at the time of payment</p>	<p>In accordance with the IFF</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.

Stages 1, 2 & 3 of the development may be delivered in any order.

**** End of Package ****