

Our ref: DEV-2026-GCP-4381

Economic Development Queensland

1 April 2026

Azure Project 47 Pty Ltd
C/- Town Planning Alliance Pty Ltd
PO Box 7657, East Brisbane QLD 4169
Attn: Ms. Claudia Heiner

Email: eda@tpalliance.com.au, c.heiner@tpalliance.com.au

Dear Applicant

PDA Decision Notice

Notice given under section 89(1) of the Economic Development Act 2012

Priority Development Area (PDA):	Parklands
PDA Development Type:	Development Permit for Material Change of Use for Multiple Dwelling (114 Townhouses)
Property Location:	1 Clarke Street, Southport
Property Description:	Lot 7 on SP275512

On 25 March 2026, Economic Development Queensland (EDQ) decided to approve **all** of the above PDA Development Application subject to PDA Development Conditions in accordance with the attached PDA Decision Notice.

The Decision Notice and approved plans and documents can also be viewed on EDQ's website at [Current applications and approvals](#).

If you require any further information, please contact Vivian Lun on (07) 3452 6781 or by email at vivian.lun@edq.qld.gov.au.

Yours sincerely



Beatriz Gomez
Director
Development Services
Economic Development Queensland

Cc: City of Gold Coast Council - mail@goldcoast.qld.gov.au

PDA Decision Notice

Site Information		
Name of Priority Development Area (PDA)	Parklands	
Site Address	1 Clarke Street, Southport	
Lot on Plan Description	Lot Number	Plan Description
	Lot 7	SP275512

PDA Development Approval Details	
DEV Reference No.	DEV-2026-GCP-4381
PDA Development Approval Type	☒ Material Change of Use ☐ PDA Preliminary Approval ☒ PDA Development Permit ☐ Reconfiguring a Lot ☐ PDA Preliminary Approval ☐ PDA Development Permit ☐ Operational Work ☐ PDA Preliminary Approval ☐ PDA Development Permit
Approval Details	Multiple Dwelling (114 Townhouses)
Decision	EDQ has decided to grant all of the PDA Development Approval applied for, subject to PDA Development Conditions forming part of this Decision Notice.
Decision Date	25 March 2026
Currency Period	6 years from the Decision date

Approved Plans and Documents			
The plans and documents approved and referred to in the PDA Development Conditions for the PDA Development Approval are detailed below.			
Plan/Document Name		Reference No.	Date
1.	Civil Engineering Services Report, prepared by Hurley Consulting Engineers	C25064AR001 Revision C	12/03/2026
2.	Traffic Report, prepared by Q Traffic	2218_TPA15 Revision C	23/01/2026
3.	Vehicle Tracking Analyses Ref: 2218_TPA15, prepared by Q Traffic	SK.03, Rev A	24/03/2026
4.	Operational Waste Management Plan, prepared by Colliers	Revision 3	23/01/2026
5.	Noise Impact Assessment, prepared by ATP	Revision A (Amended in red)	5/12/2025

		by EDQ on 24/03/2026)	
6.	ESD DA Report, prepared by Ashburner Francis	25-0898, Issue E	30/01/2026
7.	Statement of Landscape Intent, Coversheet & Drawing Index, prepared by LAUDink	DA-L-9000, Rev H	29/01/2026
8.	Statement of Landscape Intent, Site Wide Planting Plan, prepared by LAUDink	DA-L-9001, Rev H	29/01/2026 (Amended in red by EDQ on 24/03/2026)
9.	Statement of Landscape Intent, Primary Fencing Plan, prepared by LAUDink	DA-L-9002, Rev H	29/01/2026 (Amended in red by EDQ on 24/03/2026)
10.	Statement of Landscape Intent, Communal Open Space Plan, prepared by LAUDink	DA-L-9003, Rev H	29/01/2026
11.	Statement of Landscape Intent, Pedestrian Townhouse Entry Plan, prepared by LAUDink	DA-L-9004, Rev H	29/01/2026
12.	Statement of Landscape Intent, Clarke Street Retaining Wall Plan, prepared by LAUDink	DA-L-9005, Rev H	29/01/2026
13.	Statement of Landscape Intent, Sections – Sheet 1, prepared by LAUDink	DA-L-9010, Rev H	29/01/2026 (Amended in red by EDQ on 24/03/2026)
14.	Statement of Landscape Intent, Sections – Sheet 2, prepared by LAUDink	DA-L-9011, Rev H	29/01/2026
15.	Statement of Landscape Intent, Sections – Sheet 3, prepared by LAUDink	DA-L-9012, Rev H	29/01/2026 (Amended in red by EDQ on 24/03/2026)
16.	Statement of Landscape Intent, Sections – Sheet 4, prepared by LAUDink	DA-L-9013, Rev H	29/01/2026
17.	Statement of Landscape Intent, Sections – Sheet 5, prepared by LAUDink	DA-L-9014, Rev H	29/01/2026 (Amended in red by EDQ on 24/03/2026)
18.	Statement of Landscape Intent, Elevations, prepared by LAUDink	DA-L-9015, Rev H	29/01/2026 (Amended in red by EDQ on 24/03/2026)
19.	Statement of Landscape Intent, Plant Species List, Images and Notes, prepared by LAUDink	DA-L-9020, Rev H	29/01/2026
20.	Statement of Landscape Intent, Character Reference Images, prepared by LAUDink	DA-L-9030, Rev H	29/01/2026
21.	Statement of Landscape Intent, Azure Precedent Project Imagery – Sheet 1, prepared by LAUDink	DA-L-9040, Rev H	29/01/2026

22.	Statement of Landscape Intent, Azure Precedent Project Imagery – Sheet 2, prepared by LAUDink	DA-L-9041, Rev H	29/01/2026
23.	Masterplan, Prepared by Plus Studio	DA010, Rev A	30/01/2026
24.	Masterplan Unit Types, Prepared by Plus Studio	DA011, Rev A	30/01/2026
25.	Site Plan – Proposed, Prepared by Plus Studio	DA012, Rev A	30/01/2026
26.	Staging Plan, Prepared by Plus Studio	DA013, Rev A	30/01/2026
27.	Proposed Plan – Ground Floor, Prepared by Plus Studio	DA100, Rev A	30/01/2026 (Amended in red by EDQ on 24/03/2026)
28.	Proposed Plan – Level 1, Prepared by Plus Studio	DA101, Rev A	30/01/2026
29.	Proposed Plan – Level 2, Prepared by Plus Studio	DA102, Rev A	30/01/2026
30.	Proposed Plan – Roof, Prepared by Plus Studio	DA103, Rev A	30/01/2026
31.	Site Elevations North & South, Prepared by Plus Studio	DA200, Rev A	30/01/2026
32.	Site Elevations West & East, Prepared by Plus Studio	DA201, Rev A	30/01/2026
33.	Internal Road Elevations – Road 01-03, Prepared by Plus Studio	DA202, Rev A	30/01/2026
34.	Internal Road Elevations – Road 04-07, Prepared by Plus Studio	DA203, Rev A	30/01/2026
35.	Internal Road Elevations – Backyard, Prepared by Plus Studio	DA204, Rev A	30/01/2026
36.	Site Sections, Prepared by Plus Studio	DA210, Rev A	30/01/2026
37.	Threshold Sections, Prepared by Plus Studio	DA211, Rev A	30/01/2026 (Amended in red by EDQ on 24/03/2026)
38.	Threshold Sections, Prepared by Plus Studio	DA212, Rev A	30/01/2026
39.	Threshold Sections, Prepared by Plus Studio	DA213, Rev A	30/01/2026 (Amended in red by EDQ on 24/03/2026)
40.	Threshold Sections, Prepared by Plus Studio	DA214, Rev A	30/01/2026
41.	Threshold Sections, Prepared by Plus Studio	DA215, Rev A	30/01/2026 (Amended in red by EDQ on 24/03/2026)
42.	Building 1 – Potavilla Floor Plans Sheet 1, Prepared by Plus Studio	DA310, Rev A	30/01/2026
43.	Building 1 – Potavilla Floor Plans Sheet 2, Prepared by Plus Studio	DA311, Rev A	30/01/2026
44.	Building 1 – Potavilla Elevations Sheet 1, Prepared by	DA312, Rev A	30/01/2026

	Plus Studio		
45.	Building 1 – Potavilla Elevations Sheet 2, Prepared by Plus Studio	DA313, Rev A	30/01/2026
46.	Building 2 – Potavilla Floor Plans Sheet 1, Prepared by Plus Studio	DA320, Rev A	30/01/2026
47.	Building 2 – Potavilla Floor Plans Sheet 2, Prepared by Plus Studio	DA321, Rev A	30/01/2026
48.	Building 2 – Potavilla Elevations Sheet, Prepared by Plus Studio	DA322, Rev A	30/01/2026
49.	Building 8 – Potavilla Floor Plans, Prepared by Plus Studio	DA380, Rev A	30/01/2026
50.	Building 8 – Potavilla Elevations Sheet, Prepared by Plus Studio	DA381, Rev A	30/01/2026
51.	Building 3 – Mason Floor Plan, Prepared by Plus Studio	DA330, Rev A	30/01/2026
52.	Building 3 – Mason Elevations Sheet 1, Prepared by Plus Studio	DA331, Rev A	30/01/2026
53.	Building 3 – Mason Elevations Sheet 2, Prepared by Plus Studio	DA332, Rev A	30/01/2026
54.	Building 4 – Mason Floor Plan Sheet 1, Prepared by Plus Studio	DA340, Rev A	30/01/2026
55.	Building 4 – Mason Elevations Sheet 1, Prepared by Plus Studio	DA341, Rev A	30/01/2026
56.	Building 4 – Mason Elevations Sheet 2, Prepared by Plus Studio	DA342, Rev A	30/01/2026
57.	Building 5 – Mason Floor Plans, Prepared by Plus Studio	DA350, Rev A	30/01/2026
58.	Building 5 – Mason Elevations Sheet 1, Prepared by Plus Studio	DA351, Rev A	30/01/2026
59.	Building 5 – Mason Elevations Sheet 2, Prepared by Plus Studio	DA352, Rev A	30/01/2026
60.	Building 7 – Mason Floor Plans, Prepared by Plus Studio	DA370, Rev A	30/01/2026
61.	Building 7 – Mason Elevations Sheet 1, Prepared by Plus Studio	DA371, Rev A	30/01/2026
62.	Building 7 – Mason Elevations Sheet 2, Prepared by Plus Studio	DA372, Rev A	30/01/2026
63.	Building 9 – Goshawk Floor Plans, Prepared by Plus Studio	DA390, Rev A	30/01/2026
64.	Building 9 – Goshawk Elevations Sheet 1, Prepared by Plus Studio	DA391, Rev A	30/01/2026
65.	Building 9 – Goshawk Elevations Sheet 2, Prepared by Plus Studio	DA392, Rev A	30/01/2026

66.	Building 10 – Goshawk Floor Plans, Prepared by Plus Studio	DA400, Rev A	30/01/2026
67.	Building 10 – Goshawk Elevations Sheet 1, Prepared by Plus Studio	DA401, Rev A	30/01/2026
68.	Building 10 – Goshawk Elevations Sheet 2, Prepared by Plus Studio	DA402, Rev A	30/01/2026
69.	Building 11 – Goshawk Floor Plans, Prepared by Plus Studio	DA410, Rev A	30/01/2026
70.	Building 11 – Goshawk Elevations Sheet 1, Prepared by Plus Studio	DA411, Rev A	30/01/2026
71.	Building 11 – Goshawk Elevations Sheet 2, Prepared by Plus Studio	DA412, Rev A	30/01/2026
72.	Building 6 – Ember Floor Plan – Gf & Lvl1, Prepared by Plus Studio	DA360, Rev A	30/01/2026
73.	Building 6 – Ember Floor Plan – Lvl2, Prepared by Plus Studio	DA361, Rev A	30/01/2026
74.	Building 6 – Ember Elevations Sheet 1, Prepared by Plus Studio	DA362, Rev A	30/01/2026
75.	Building 6 – Ember Elevations Sheet 2, Prepared by Plus Studio	DA363, Rev A	30/01/2026
76.	Portavilla Unit Floor Plans – P1, Prepared by Plus Studio	DA500, Rev A	30/01/2026
77.	Portavilla Unit Floor Plans – P2, Prepared by Plus Studio	DA501, Rev A	30/01/2026
78.	Mason M1 Unit Floor Plan, Prepared by Plus Studio	DA510, Rev A	30/01/2026
79.	Mason M2 Unit Floor Plan, Prepared by Plus Studio	DA511, Rev A	30/01/2026
80.	Mason M3 Floor Plan, Prepared by Plus Studio	DA512, Rev A	30/01/2026
81.	Goshawk G1 & G2 Unit Floor Plans, Prepared by Plus Studio	DA520, Rev A	30/01/2026
82.	Goshawk G3 & G4 Unit Floor Plans, Prepared by Plus Studio	DA521, Rev A	30/01/2026
83.	Ember Unit Floor Plans, Prepared by Plus Studio	DA530, Rev A	30/01/2026
84.	Goshawk G1/Ground – Accessible Housing, prepared By Plus Studio Guidelines	DA600, Rev A	30/01/2026
85.	Goshawk G2/Lvl1 – Accessible Housing Guidelines, Prepared by Plus Studio	DA601, Rev A	30/01/2026
86.	Goshawk G3/Ground – Accessible Housing Guidelines, Prepared by Plus Studio	DA602, Rev A	30/01/2026
87.	Goshawk G4/Lvl1 – Accessible Housing Guidelines, Prepared by Plus Studio	DA603, Rev A	30/01/2026
88.	Portavilla P1/P2 – Accessible Housing Guidelines, Prepared by Plus Studio	DA604, Rev A	30/01/2026

89.	Mason – Accessible Housing Guidelines, Prepared by Plus Studio	DA605, Rev A	30/01/2026
90.	Ember – Accessible Housing Guidelines, Prepared by Plus Studio	DA606, Rev A	30/01/2026
91.	Open Space Diagram, Prepared by Plus Studio	DA700, Rev A	30/01/2026
92.	Site Cover - Diagram, Prepared by Plus Studio	DA701, Rev A	30/01/2026
93.	Ground Level Gfa - Diagram, Prepared by Plus Studio	DA702, Rev A	30/01/2026
94.	Level 1 Gfa - Diagram, Prepared by Plus Studio	DA703, Rev A	30/01/2026
95.	Level 2 Gfa - Diagram, Prepared by Plus Studio	DA704, Rev A	30/01/2026
96.	Shadow Study – Autumn Equinox, Prepared by Plus Studio	DA710, Rev A	30/01/2026
97.	Shadow Study – Spring Equinox, Prepared by Plus Studio	DA711, Rev A	30/01/2026
98.	Shadow Study – Summer Equinox, Prepared by Plus Studio	DA712, Rev A	30/01/2026
99.	Shadow Study – Winter Solstice, Prepared by Plus Studio	DA713, Rev A	30/01/2026
100.	Solar Shading, Prepared by Plus Studio	DA720, Rev A	30/01/2026
101.	Solar Shading, Prepared by Plus Studio	DA721, Rev A	30/01/2026
102.	Development Summary, Prepared by Plus Studio	-	-

Submitting Documentation to EDQ

Where a condition of this approval requires documentation to be submitted to EDQ Development Services or DA Engineering use the online Customer Portal <https://portal.edq.qld.gov.au/> or send to developmentservices@edq.qld.gov.au.

PDA Development Conditions

No.	Condition	Timing
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 for each stage.
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

PDA Development Conditions		
No.	Condition	Timing
3.	Landscape Works – Compliance Assessment a) Submit to DA Engineering for compliance assessment, detailed landscape plans, certified by an AILA, for the development's landscape works. The detailed landscape plans must be designed generally in accordance with the following approved plans: i) Approved Statement of Landscape Intent (pages 01-16), prepared by LAUDink, dated 29/01/2026, and include the following: ii) The provision of shrub and tree planting where possible, with a focus on the site's frontage to soften the view of the built form. iii) provision of shade trees for sun protection and temperature control around the new buildings. iv) retention of existing trees and vegetation within the public road reserve external to the site boundary in accordance with 'AS4970 – Protection of trees on development sites'. v) planting schedule excluding species identified within Schedule 6 City Plan policies (SC6.13.19.3.2) as 'restricted use – toxicity and safety reasons'. vi) ensure all retaining walls are wholly setback within private property and do not encroach into the public road reserves. vii) the height of retaining walls is minimised as far as practicable and are no higher than illustrated on the approved drawings. viii) the redesign of the 'feature brick wall' at the intersection of Clarke Street and Village Boulevard to consider the height of adjoining retaining walls and a balance of hard and soft landscaping outcomes. b) Construct landscape works generally in accordance with the certified plans endorsed under part a) of this condition.	a) Prior to commencing earthworks for the relevant stage. b) Prior to commencement of use of each relevant stage.
4.	Arboricultural Impact Assessment a) Submit to DA Engineering an Arboricultural Impact Assessment (AIA) identifying all vegetation to be retained and removed and demonstrating avoidance where practicable. Specifically, how the development will retain and protect vegetation situated within the council verge and Musgrave Park throughout all stages of construction. The AIA must be prepared by a suitably qualified Arborist (minimum AQF Level 5 in Arboriculture) in accordance with <i>AS4970–2025 Protection of Trees on Development Sites</i> and is to include but not limited to:	a) Prior to commencing work

PDA Development Conditions		
No.	Condition	Timing
	i) A Tree Protection Plan (TPP) prepared to an appropriate scale clearly showing the location and extent of all Tree Protection Zones (TPZs) and Structural Root Zones (SRZs) relative to the proposed development footprint, including the position of protective fencing, exclusion zones, and any required ground protection measures; ii) Identification and detailed assessment of likely impacts arising from the proposed works, including but not limited to excavation, footing construction, retaining walls, scaffolding, service trenching and installation, changes to finished ground levels, site access, and material storage, together with clearly defined mitigation and management measures to avoid or minimise impacts; iii) Documentation of design alternatives and modifications considered to reduce impacts on retained trees, including justification for any tree proposed for removal where avoidance is not achievable; iv) A schedule of prohibited activities within TPZs and SRZs, including (but not limited to) trenching, excavation, soil compaction, storage of materials, stockpiling, machinery access or movement, and alterations to drainage, unless otherwise approved and supervised in accordance with the endorsed AIA. v) Staged clearing aligned with construction sequencing to prevent unnecessary pre-emptive removal. b) Carry out all construction work generally in accordance with the AIA submitted under part a) of this condition.	b) During construction
5.	Outdoor Lighting a) Design, construct, and maintain outdoor lighting in accordance with the following Australian Standards: i) AS 4282:1997 Control of the Obtrusive Effects of Outdoor Lighting; and ii) AS1158.1.1 Lighting for Roads and Public Spaces b) Submit to DA Engineering evidence to demonstrate that the design and construction requirements of part a) of this condition have been satisfied.	a) Prior to commencement of use of the relevant stage, and in perpetuity. b) Prior to commencement of use of the relevant stage.
6.	Sustainability and efficiency Construct the approved development generally in accordance with the approved ESD DA Report, Ref. 25-	Prior to commencement of use of the relevant stage.

PDA Development Conditions		
No.	Condition	Timing
	0898, Issue E, dated 30/01/2026, prepared by Ashburner Francis.	
7.	Noise a) Construct Noise Barriers in accordance with Figure 4.1 Noise Barrier Alignment – Total of the approved Noise Impact Assessment prepared by ATP, dated 05/12/2025, reference ATP250934-R-NIA-01, version 1 (as amended in red by EDQ on 24/03/2026). b) Noise Barriers (and associated structures e.g. noise fences, earthmounds and associated structures such as retaining walls) must be located wholly within the subject site and shall be designed and constructed in accordance with: i) the Department of Transport and Main Roads' Transport Noise Management Code of Practice Vol 1, Chapter 7. ii) the Department of Transport and Main Roads specifications MRTS15; and iii) Standard Drawings Roads – Noise fence. c) Submit RPEQ design certification (with supporting documentation e.g. design drawings and reports) to DA Engineering confirming compliance with all parts of part (a) and (b) of this condition. d) Submit RPEQ construction certification (including design report, inspection report/s, as-constructed drawings and surveys (e.g. top of noise barriers, base of barriers and finished floor levels), and site photos) to DA Engineering confirming compliance with all parts of part (a), (b), and (c) of this condition.	a) Prior to the commencement of use of the relevant stage. b) At all times. c) Prior to commencement of site works. d) Prior to the commencement of use of the relevant stage.
8.	Auto Entry Gates The auto entry gates shown on the Clarke Street vehicle entry point of the site must include a vehicle loop detector that opens the gates to all vehicles approaching or leaving the gates between 6am-6pm. During 6am-6pm, the auto entry gates must not be locked, must not be reliant on an intercom or remote control access arrangement, and must afford through-access to visitors to the complex during these times.	From commencement of use
Construction Management		
9.	Hours of Work – Construction Unless otherwise endorsed, via Compliance Assessment for out of hours work, construction hours for the approved	During construction unless otherwise endorsed

PDA Development Conditions		
No.	Condition	Timing
	development are limited to Monday to Saturday between 6:30am to 6:30pm, excluding public holidays.	
10.	Out of Hours Work – Compliance Assessment Where out of hours work is proposed, submit to DA Engineering, for Compliance Assessment, an out of hours work request. The out of hours work request must include a duly completed out of hours work request form.	Minimum of 10 business days prior to proposed out of hours work commencement date
11.	Certification of Operational Work for Contributed Assets Carry out all Operational Work, for Contributed Assets, under this approval in accordance with the <i>Certification Procedures Manual</i> .	At all times
12.	Construction Management Plan a) Submit to DA Engineering a site-based Construction Management Plan (CMP), prepared by the principal site contractor and reviewed by a suitably qualified and experienced person responsible for overseeing the site works, to manage construction impacts, including: i) noise and dust in accordance with the EP Act; ii) stormwater flows around and through the site without increasing the concentration of total suspended solids or Prescribed Water Contaminants (as defined in the EP Act), causing erosion, creating any ponding and causing any actionable nuisance to upstream and downstream properties; iii) contaminated land, where required under a site suitability statement prepared in accordance with section 389 of the EP Act; iv) complaints procedures; v) site management: 1. An updated Construction Sequencing Plan is required which details the car parking areas to be delivered with each phase, ensuring sufficient car parking is provided. 2. Any construction site access in the location of the existing sewer main must be undertaken in accordance with easement requirements and provided with structural protection measures recommended by an RPEQ (Registered Professional Engineer of Queensland) to mitigate impacts on the existing sewer main. 3. for the provision of safe and functional alternative pedestrian routes, past, through or around the site; 4. to mitigate impacts to public sector entity assets, including street trees, on or external to the site;	a) Prior to commencing work

PDA Development Conditions		
No.	Condition	Timing
	5. for safe and functional temporary vehicular access points and frequency of use; 6. for the safe and functional loading and unloading of materials including the location of any remote loading sites; 7. for the location of materials, structures, plant and equipment; 8. of waste generated by construction activities; 9. detailing how materials are to be loaded/unloaded; 10. of proposed external hoardings and gantries (with clearances to street furniture and other public sector entity assets); 11. of employee and visitor parking areas; 12. of anticipated staging and programming; 13. for the provision of safe and functional emergency exit routes; and 14. any out of hours work as endorsed via Compliance Assessment. b) A copy of the CMP submitted under part a) of this condition must be current and available on site. c) Carry out all construction work generally in accordance with the CMP submitted under part a) of this condition.	b) During construction c) During construction
13.	Erosion and Sediment Management a) Submit to DA Engineering an Erosion and Sediment Control Plan (ESCP), certified by a RPEQ or an accredited professional in erosion and sediment control, and prepared generally in accordance with the following: i) construction phase stormwater management design objectives of the <i>State Planning Policy 2017</i> (Appendix 2 Table A); ii) <i>Healthy Land and Water Technical Note: Complying with the SPP – Sediment Management on Construction Sites</i>. b) Implement the certified ESCP submitted under part a) of this condition.	a) Prior to commencing work b) During construction
14.	Traffic Management Plan (Construction) a) Submit to DA Engineering a Traffic Management Plan (TMP), certified by a person holding a current Traffic Management Design qualification. The TMP must include the following:	a) Prior to commencing work

PDA Development Conditions		
No.	Condition	Timing
	i) provision for the safe and functional management of traffic around and through the site during and outside of construction work hours; ii) provision for the safe and functional management of pedestrian traffic, including alternative pedestrian routes past, through or around the site; iii) provision of parking for workers and materials delivery; iv) risk identification, assessment and identification of mitigation measures; v) ongoing monitoring, management review and certified updates (as required); and vi) traffic control plans and/or traffic control diagrams, prepared in accordance with <i>Austroads Guide to Temporary Traffic Management</i>, for any temporary part or full road closures. b) Carry out all construction work generally in accordance with the certified TMP submitted under part a) of this condition, which is to be current and available on site. <i>NOTE: Operational traffic changes, such as temporary and permanent lane modifications, relaxation of clearway zone hours or footpath closures may require authorisation from Council or DTMR as road manager. It is recommended that applicants engage directly with the applicable road manager.</i>	b) During construction
15.	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 for each stage. b) Prior to commencement of the relevant stage.

PDA Development Conditions		
No.	Condition	Timing
16.	Earthworks a) Submit to DA ENGINEERING detailed earthworks plans, certified by a RPEQ, and designed generally in accordance with: i) <i>Australian Standard AS3798 – 2007 Guidelines on Earthworks for Commercial and Residential Developments</i> and ii) the approved Civil Engineering Services Report, prepared by Hurley Consulting Engineers ref: C25064AR001 Rev C, dated 12/03/2026. The certified earthworks plans are to: i) include a geotechnical soils assessment of the site; ii) accord with the Erosion and Sediment Control Plans, as required by condition 13 – Erosion and sediment management; iii) include the location and finished surface levels of any cut and/or fill; iv) detail areas where dispersive soils will be disturbed, treatment of dispersive soils and their rehabilitation; v) provide details of any areas where surplus soils are to be stockpiled; vi) detail protection measures to: 1. ensure adjoining properties and roads are not impacted by ponding or nuisance stormwater resulting from earthworks associated with the approved development; 2. preserve all drainage structures from structural loading impacts resulting from earthworks associated with the approved development; and vii) where rock or ground anchors are required within adjoining road or land, include consents from relevant road manager(s) and/or landowner(s). b) Carry out earthworks generally in accordance with the certified plans submitted under part a) of this condition. c) Submit to DA ENGINEERING RPEQ certification that: i) all earthworks have been carried out generally in accordance with the certified plans submitted under part a) of this condition; and ii) any unsuitable material encountered has been treated or replaced with suitable material.	a) Prior to commencing earthworks b) Prior to commencement of use of the relevant stage. c) Prior to commencement of use of the relevant stage.
17.	Acid Sulfate Soils Management Plan a) Where on-site Acid Sulfate Soils (ASS) are encountered, submit to DA ENGINEERING an ASS Management Plan, prepared in accordance with the <i>Queensland Acid</i>	a) Prior to commencement of or during earthworks

PDA Development Conditions		
No.	Condition	Timing
	<i>Sulfate Soil Technical Manual Soil Management Guidelines v4.0 2014</i> (as amended from time to time. b) Excavate, remove and/or treat on site all disturbed ASS generally in accordance with the ASS Management Plan submitted under part a) of this condition. c) Submit to DA ENGINEERING a Validation Report, certified by a suitably qualified environmental or soil scientist, confirming that all earthworks have been carried out in accordance with the ASS Management Plan submitted under part b) of this condition.	b) Prior to commencement of use or BFP endorsement, whichever occurs first c) Prior to commencement of use or BFP endorsement, whichever occurs first
18.	Retaining Walls a) Submit to DA ENGINEERING detailed engineering plans, certified by a RPEQ, of all retaining walls 1m or greater in height. Retaining walls must be: i) certified to achieve a minimum 50-year design life; ii) designed generally in accordance with <i>Australian Standard AS4678 – Earth Retaining Structures</i> and relevant material standards (e.g. <i>AS3600 – Concrete Structures</i>); iii) located and designed generally in accordance with the approved Civil Engineering Services Report, prepared by Hurley Consulting Engineers ref: C25064AR001 Rev C, dated 12/03/2026 and; iv) details of retaining walls approved under compliance assessment condition 3a) vii) and viii). b) Construct retaining walls generally in accordance with the certified plans required under part a) of this condition. c) Submit to DA ENGINEERING certification from an RPEQ that all retaining wall works 1.0m or greater in height have been constructed generally in accordance with the certified plans submitted under part a) of this condition.	a) Prior to commencing earthworks for the relevant stage b) Prior to commencement of use or BFP endorsement, whichever occurs first c) Prior to commencement of use or BFP endorsement, whichever occurs first
19.	Roadworks – Clarke Street Works a) Submit to DA ENGINEERING detailed engineering plans, certified by a RPEQ, for all roadworks and footpath works. The RPEQ certified engineering plans must be designed generally in accordance with the approved Civil Engineering Services Report, prepared by Hurley Consulting Engineers ref: C25064AR001 Rev C, dated 12/03/2026.	a) Prior to commencing roadworks

PDA Development Conditions		
No.	Condition	Timing
	b) Construct roadworks generally in accordance with the certified plans submitted under part a) of this condition. c) Submit to DA ENGINEERING: i) certification from a suitably qualified and experienced RPEQ that all roadworks have been constructed generally in accordance with the certified plans submitted under part b) of this condition; and ii) all documentation as required by the <i>Certification Procedures Manual</i>. iii) as-constructed drawings, asset register and test results, certified by a RPEQ, in a format acceptable to the end asset owners for all roadworks constructed under this condition.	b) Prior to commencement of use of the relevant stage. c) Prior to commencement of use of the relevant stage.
20.	Street Lighting Comply with either parts a) and c) or parts b) and c) of this condition. a) Design and install a <u>Rate 2</u> external street lighting system, certified by a RPEQ, to all roads, including footpaths/bikeways within road reserves. The design of the street lighting system must: i) meet the relevant standards of Energex ii) be endorsed by Energex as 'Rate 2 Public Lighting'; iii) be endorsed by Council as the Energex 'billable customer'; iv) be generally in accordance with <i>Australian Standards AS1158 – 'Lighting for Roads and Public Spaces</i>. b) Design and install a <u>Rate 3</u> external street lighting system, certified by a suitably qualified and experienced RPEQ, to all roads, including footpaths/bikeways within road reserves. The design of the street lighting system must: i) be in accordance with <i>Australian Standards AS1158 – 'Lighting for Roads and Public Spaces'</i> ii) meet the requirements of AS3000 – '<i>SAA Wiring Rules</i>'. iii) meet the requirements of Energex for unmetered supply iv) be endorsed by the relevant ownership authority. c) Submit to DA ENGINEERING 'as-constructed' plans and test documentation, certified by a RPEQ, in a format acceptable to Council.	a) Prior to commencement of use or BFP endorsement, whichever occurs first b) Prior to commencement of use or BFP endorsement, whichever occurs first c) Prior to commencement of use or BFP endorsement, whichever occurs first

PDA Development Conditions		
No.	Condition	Timing
21.	Vehicle Access a) Construct vehicle crossovers: i) located generally in accordance with the approved plans; and ii) designed generally in accordance with Council's adopted standards for a heavy-duty access - City of Gold Coast Standards and/or IPWEA Drawing RS-051. b) Submit to DA ENGINEERING RPEQ certification that the crossovers have been constructed in accordance with part a) of this condition.	a) Prior to commencement of use of the relevant stage. b) Prior to commencement of use of the relevant stage.
22.	Car Parking a) Construct, sign and delineate car parking spaces generally in accordance with <i>Australian Standard AS2890 – Parking Facilities</i> and the approved plans. b) Provide wheel stops for all 90-degree visitor car parking bays. c) Submit to DA ENGINEERING RPEQ certification that parking facilities have been constructed in accordance with part a) of this condition.	a) Prior to commencement of use of the relevant stage. b) Prior to commencement of use of the relevant stage. c) Prior to commencement of use of the relevant stage.
23.	Water Connection Connect the approved development to the existing water reticulation network generally in accordance with the City of Gold Coast current adopted standards.	Prior to commencement of use of the relevant stage.
24.	Sewer Connection Connect the approved development to the existing sewer reticulation network generally in accordance with the City of Gold Coast current adopted standards.	Prior to commencement of use of the relevant stage.
25.	Stormwater Connection Connect the approved development to a lawful point of discharge in accordance with the approved Civil Engineering Services Report, prepared by Hurley Consulting Engineers ref: C25064AR001 Rev C dated 12/03/2026, and in accordance with Council's current adopted standards.	Prior to commencement of use of the relevant stage.
26.	Electricity a) Submit to DA ENGINEERING a Certificate of Electricity Supply from Energex for the provision of electricity supply to the approved development.	a) Prior to commencement of use of the relevant stage.

PDA Development Conditions		
No.	Condition	Timing
	b) Connect the approved development in accordance with the Certificate of Electricity Supply submitted under part a) of this condition.	b) Prior to commencement of use of the relevant stage.
27.	Telecommunications a) Submit to DA ENGINEERING documentation from an authorised telecommunication service provider confirming that an agreement has been entered into for the provision of underground telecommunication services to the approved development. b) Connect the approved development in accordance with the documentation submitted under part a) of this condition.	a) Prior to commencement of use of the relevant stage. b) Prior to commencement of use of the relevant stage.
28.	Broadband a) Submit to DA ENGINEERING written agreement, from an authorised telecommunications service provider, confirming that fibre-ready pit and pipe infrastructure designed to service the approved development can accommodate services compliant with <i>Industry Guideline G645:2017 Fibre-Ready Pit and Pipe Specification for Real Estate Development Projects</i> . b) Construct the fibre-ready pit and pipe infrastructure specified in the agreement submitted under part a) of this condition.	a) Prior to commencement of use of the relevant stage. b) Prior to commencement of use of the relevant stage.
29.	Refuse Collection a) Submit to DA ENGINEERING evidence of approved refuse collection arrangements, from Council or a private waste contractor, for the approved development. b) Implement the refuse collection arrangements submitted under part a) of this condition.	a) Prior to commencement of use of the relevant stage. b) At all times following commencement of use of the relevant stage.
30.	Easements over Infrastructure Provide a 10.0m wide sewer easement public utility easement, unless an alternative width is agreed upon in writing by the City of Gold Coast Council, in favour of and at no cost to the grantee, over infrastructure located in land (other than road) for Contributed Assets. The terms of public utility easements are to be to the satisfaction of the Chief Executive Officer of the authority which is to accept and maintain the Contributed Assets.	Prior to commencement of use of the relevant stage.

PDA Development Conditions		
No.	Condition	Timing
31.	Road Dedication Dedicate as new road a Corner Truncation at the Village Boulevard and Smith Street corner with minimum 6.0m verge width from back of kerb to property boundary.	Prior to commencement of use of the relevant stage.
Infrastructure Charges		
32.	Charges Payable Pay to the MEDQ infrastructure charges in accordance with the IFF, indexed to the date of payment Where the application is a MCU, certified and submitted plans to council detailing the GFA must also be provided at the time of payment.	In accordance with the IFF for each stage.

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.

CITY OF GOLD COAST COUNCIL ADVICE

Removal of assessable vegetation within Musgrave Park (outside of Parklands Priority Development Area) will require the submission of an Operational Works application for tree removal to the City of Gold Coast Council.

Road Corridor Permit

A Road Corridor Permit is required for any activity, structure or thing undertaken or located within the boundaries of a state-controlled road under section 50(2) and Schedule 6 of the Transport Infrastructure Act 1994 and Part 5 and Schedule 1 of the Transport Infrastructure (State-Controlled Roads) Regulation 2006.

The development application materials indicate that the proposal may include activities, structures or things, referred to as ancillary works and encroachments (AWEs), within Smith Street Connection Road. AWEs may include, but are not limited to advertising signs or devices, paths, vegetation clearing, landscaping and planting, awnings, footpath dining, pipes, cables, fences, earthworks and demolition.

Please use the Department of Transport and Main Roads' Permit for Access to Road and Corridor portal (<https://rcp.tmr.qld.gov.au>) to apply for a Road Corridor Permit. Further information about Road Corridor Permits and AWEs can be accessed from: <https://www.tmr.qld.gov.au/community-and-environment/planning-and-development/other-matters-requiring-approval/road-corridor-permit>

The approval process takes time. Please lodge your application and supporting information as soon as possible to ensure that your works are not delayed.

Public Utility and Plant (PUP) / Third Party Infrastructure

Written approval is required from the Department of Transport and Main Roads for the installation of third party infrastructure and/or works or connections to public utility and plant (PUP) within a state-

controlled road.

Please contact the Department of Transport and Main Roads (South Coast Region) at scr.calm@tmr.qld.gov.au or on (07) 5563 6600 for guidance regarding the application and approval process as there are various legislative requirements which may apply depending on the service and scenario.

Further information about the installation, technical standards and approvals for third party infrastructure and PUP can be accessed from:

- <https://www.tmr.qld.gov.au/business-industry/Technical-standards-publications/Roadsides-road-corridors-and-utilities>
- <https://www.tmr.qld.gov.au/Community-and-environment/Planning-and-development/Other-matters-requiring-approval/Road-Corridor-Permit.aspx>
- <https://www.tmr.qld.gov.au/business-industry/technical-standards-publications/non-transport-utility-management-and-design-manual>

The approval process takes time. Please seek advice and lodge your application and supporting information as soon as possible to ensure that your works are not delayed.

This approval from the Department of Transport and Main Roads is required in addition to any development permit issued under the Planning Act 2016.

Transport Noise Corridors

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 Class 1, 2, 3 and 4 buildings located in a transport noise corridor are designed and constructed to mitigate transport noise impacts. Transport noise corridor means land designated under Chapter 8B of the Building Act 1975 as a transport noise corridor.

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 online at: <https://sppims-dams.dsdlqp.qld.gov.au/spp/?tab=layers>.

This tool allows searches by a registered lot number and/or property address to determine whether and how the QDC applies to the land.

**** End of Package ****