

DEV2013/504

15 October 2013

Mr Travis Seresheff
Hyder Consulting
PO Box 1653
SOUTHPORT QLD 4215

Dear Travis

**SECTION 89(1)(a) PDA DEVELOPMENT APPROVAL FOR A PDA
DEVELOPMENT APPLICATION FOR A DEVELOPMENT PERMIT FOR
OPERATIONAL WORKS (BULK EARTHWORKS FOR TRANSLINK BUS
TURNAROUND) AT CORNER PARKLANDS DRIVE AND SMITH STREET,
SOUTHPORT DESCRIBED AS LOT 460 ON SP222438**

On 15 October 2013 the Minister for Economic Development Queensland (MEDQ) approved the Priority Development Area (PDA) development application pursuant to s.85(4)(b) of the *Economic Development Act 2012*. MEDQ has decided to grant all of the PDA development approval applied for subject to PDA development conditions set out in the attached PDA Development Approval Package].

The PDA development application and the decision notice can also be viewed in the MEDQ Development Approvals Register via the MEDQ website
<http://edq.qld.gov.au/infrastructure-and-planning/priority-development-area-development-approvals.html>.

Should you have any queries in relation to the decision notice, please do not hesitate to contact David Elliott on 3024 4165.

Yours Sincerely



Patrick Atkinson

Director – Development Assessment

PDA Decision Notice – Approval

Site information		
Name of urban development area (PDA)	Gold Coast Parklands	
Site address	Corner Parklands Drive and Smith Street, Southport	
Lot on plan description	Lot number	Lot description
	460	SP222438
PDA development application details		
MEDQ reference number	DEV2013/504	
Lodgement date	20 September 2013	
Type of application	☒ New development involving:- ☐ Material change of use ☐ Preliminary approval ☐ Development permit ☐ Reconfiguring a lot ☐ Preliminary approval ☐ Development permit ☒ Operational work ☐ Preliminary approval ☒ Development permit ☐ Changing a PDA development approval ☐ Extending the currency period of a PDA approval	
Description of proposal applied for	Bulk earthworks with erosion and sediment control	

PDA development approval details

Decision of the MEDQ	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.
Decision date	15 October 2013
Currency period	2 years from the date of the decision

Plans and specification

The plans and specifications approved by the MEDQ and referred to in the PDA development conditions concerning the PDA development approval are detailed below.

Approved plans, reports and specifications		Number (if applicable)	Date (if applicable)
1.	Drawing Schedule and Locality Plan prepared by Hyder Consulting	AA005621 C500 Rev 01	17 September 2013
2.	Sediment & Erosion Control Plan prepared by Hyder Consulting	AA005621 C502 Rev 01	17 September 2013
3.	Sediment & Erosion Control Details prepared by Hyder Consulting	AA005621 C503 Rev 01	17 September 2013
4.	Bulk Earthworks Cut & Fill Layout Plan prepared by Hyder Consulting	AA005621 C504 Rev 01	17 September 2013
5.	Bulk Earthworks Cut & Fill Sections Plan prepared by Hyder Consulting	AA005621 C505 Rev 01	17 September 2013
6.	First Street Road Longitudinal Section and Details Plan prepared by Hyder Consulting	AA005621 C506 Rev 01	17 September 2013

PDA Development Conditions

1.	Carry out the approved development Carry out the approved development generally in accordance with the approved plans, drawings and documents.	Prior to commencement of use and to be maintained
2.	Supervision and Certification The works shall be supervised and certified on the applicant's behalf by a Registered Professional Engineer Queensland (RPEQ) as being undertaken in accordance with the approved plans.	At all times during construction works

3.	Construction Management Plan a) Prepare a Site Based Construction Management Plan that includes but is not limited to: • provision for the management of traffic around and through the site during and outside of construction work hours. • provision for parking and materials delivery during and outside of construction hours of work • management of dust generated from the site during and outside construction work hours (refer to Condition 7 – Dust Management); • management of sedimentation and erosion which complies with management of groundwater and surface water collection, treatment and disposal in accordance with the Council of the City of Gold Coast standards; • management of contaminated soils (if required), including removal, treatment and replacement in accordance with site remediation plans prepared and approved specifically for this site. • management of acid sulfate contaminated soils (if required) in accordance with the Queensland Acid Sulfate Soil Technical Manual, Soil Management Guidelines V3.8 or later. • Unless otherwise approved - Hours of construction must be Monday to Saturday 6.30am to 6.30pm. Construction work in relation to the development must not be conducted outside the above hours or on Sunday or Public Holidays, nor shall artificial lighting be utilised in proximity to the aerodrome. The construction management plan shall be prepared in consultation with the contractor responsible for individual site related management plans to ensure that all aspects of the construction and environmental management are included. The construction management plan shall be reviewed and approved by the principal consultant overseeing and certifying the construction works. b) Undertake all work in accordance with the Construction Management Plan which must be current and available on site at all times during the construction period.	a) Prior to commencement of site works b) As indicated
4.	Bulk Earthworks a) Construct the proposed works generally in accordance with the following Bulk Earthworks plans prepared by Hyder Consulting. • Bulk Earthworks Cut & Fill Layout Plan AA005621-C504 Rev01 dated 17/09/13;	a) Prior to commencement of use

	- Bulk Earthworks Cut & Fill Sections Plan AA005621-C505 Rev01 dated 17/09/13 - First Street Road Longitudinal Section and Details AA005621-C506 Rev01 dated 17/09/13 b) Submit to the Development Assessment Division of DSDIP, Principal Engineer 'as-constructed' plans verified by a RPEQ certifying that the works have been undertaken generally in accordance with the approved plans in part a) of this condition.	b) Prior to commencement of use
5.	Erosion and Sediment Control Implement and maintain Erosion & Sediment Control Management on site generally in accordance with the following RPEQ certified plans prepared by Hyder Consulting; - Sediment & Erosion Control Plan AA005621 C502 Rev 01 dated 17/09/13 - Sediment & Erosion Control Details AA005621 C503 Rev 01 dated 17/09/13	Prior to commencement of and at all times during operational works
6.	Stormwater Management Manage stormwater flows around or through the site without increasing the concentration of total suspended solids or Prescribed Water Contaminants (as defined in the Environmental Protection Act 1994), without causing erosion and without creating any ponding Periodically as necessary remove accumulated sediment from control devices to minimise re-suspension of contaminants and dispose of it appropriately without causing water contamination.	At all times during operational works
7.	Dust Management a) Prepare a Dust Management Plan by a suitably qualified person addressing the potential impact of dust from the site upon the neighbouring areas inside and outside the construction hours. b) Monitor, control and minimise the impacts of dust release from the site in accordance with the Dust Management Plan. c) Provide to DSDIP, Principal Engineer a contact number for enquiries and complaints.	a) Prior to commencement of works b) At all times during construction works and to be maintained c) Prior to commencement of works
8.	Repair damage to existing infrastructure Repair any damage to existing local authority that may occur during any works carried out in association with	Prior to commencement of the use

	the approved development.	
9.	Existing Services All works required for this development must take due regard for all existing services. Any existing services affected by the proposed works shall be altered or relocated as necessary at the cost of the developer.	Prior to or during construction works

