

DEV2013/513

17 December 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 (WATER SENSITIVE URBAN DESIGN - STORMWATER
QUALITY TREATMENT) AT CORNER PARKLANDS DRIVE AND SMITH STREET,
SOUTHPORT DESCRIBED AS LOT 460 ON SP222438**

On 17 December 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	DEV2013/513	
Lodgement date	15 October 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	Water Sensitive Urban Design – stormwater quality treatment	

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	17 December 2013
Currency period	4 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.	Site Locality Map, Drawing List and General Notes prepared by Design Flow	D0001 Rev B	27 November 2013
2.	Earthworks & Access Plan prepared by Design Flow	D0002 Rev B	27 November 2013
3.	Stormwater Management Functional Design Plan View Page 1 prepared by Design Flow	D0003 Rev B	27 November 2013
4.	Stormwater Management Functional Design Plan View Page 2 prepared by Design Flow	D0004 Rev B	27 November 2013
5.	Stormwater Management Functional Design Plan View Page 3 prepared by Design Flow	D0005 Rev B	27 November 2013
6.	Construction Notes prepared by Design Flow	D0006 Rev B	27 November 2013
7.	Details Plan Page 1 prepared by Design Flow	D0101 Rev B	27 November 2013
8.	Details Plan Page 2 prepared by Design Flow	D0102 Rev B	27 November 2013
9.	Details Plan Page 3 prepared by Design Flow	D0103 Rev B	27 November 2013
10.	Sections Plan Page 1 prepared by Design Flow	D0201 Rev B	27 November 2013
11.	Sections Plan Page 2 prepared by Design Flow	D0202 Rev B	27 November 2013

12.	Drawing Schedule & Locality Plan prepared by Hyder Consulting	C300 Issue 1	14 October 2013
13.	Stormwater Setout Plan Sheet 1 prepared by Hyder Consulting	C301 Issue 02	28 November 2013
14.	Stormwater Setout Plan Sheet 2 prepared by Hyder Consulting	C302 Issue 02	28 November 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.	Certification Agreement In relation to all operational works undertaken on the site comply with all requirements and fulfil all responsibilities outlined in the DSDIP Certification Procedures Manual. <i>Note: Under the DSDIP Certification Procedures Manual, no work is to commence until the applicable certification documents submitted by the Project Coordinator are acknowledged in writing by DSDIP.</i>		Prior to commencement of works
4.	Construction Management Plan a) Prepare a Site Based Construction Management Plan that includes but is not limited to: - management of dust generated from the site during and outside construction work hours - 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		Prior to commencement of site works

	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, 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.	As indicated
5.	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 b) Closely monitor, control and minimise the impacts of dust release from the site in accordance with the approved Dust Management Plan. c) Provision by the Contractor of a contact number for enquiries and complaints.	Prior to commencement of works At all times during construction works Prior to commencement of works
6.	Traffic Management Plan a) Submit to the Development Assessment Division of DSDIP a traffic management plan (TMP) prepared and certified by a person holding a current Traffic Management Level 3 qualification or higher. The TMP must ensure traffic impacts are minimised where possible during construction. The TMP plan must include but 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; - Planning including risk identification and assessment, staging, etc. - Implementation	Prior to commencement of site works

	- Monitoring and measurement - Management review - Traffic control plans or traffic control diagrams in accordance with Manual of Uniform Traffic Control Devices (MUTCD) for any temporary part or full road closures of any Council road(s) b) All work shall be undertaken in accordance with the traffic management plan which must be current and available on site at all times during the construction period.	As indicated
7.	Water Sensitive Urban Design (WSUD) – Stormwater Quality Works a) Construct WSUD stormwater quality works certified by a Registered Professional Engineer Queensland (RPEQ) generally in accordance with the following approved plans prepared by Design Flow and Hyder Consulting to the standards required by the City of Gold Coast Council: - Site Locality Map, Drawing List and General Notes Legend, General Notes Sections & Details D0001 Rev B dated 27/11/13 - Earthworks & Access Plan D0002 Rev B dated 27/11/13 - Stormwater Management Functional Design Plan View Page 1 D0003 Rev B dated 27/11/13 - Stormwater Management Functional Design Plan View Page 2 D0004 Rev B dated 27/11/13 - Stormwater Management Functional Design Plan View Page 3 D0005 Rev B dated 27/11/13 - Construction Notes D0006 Rev B dated 27/11/13 - Details Plan Page 1 D0101 Rev B dated 27/11/13 - Details Plan Page 2 D0102 Rev B dated 27/11/13 - Details Plan Page 3 D0103 Rev B dated 27/11/13 - Sections Plan Page 1 D0201 Rev B dated 27/11/13 - Sections Plan Page 2 D0202 Rev B dated 27/11/13 - Drawing Schedule & Locality Plan C300 Issue 1 dated 14/10/13 - Stormwater Setout Plan Sheet 1 C301 Issue 02 dated 28/11/13 - Stormwater Setout Plan Sheet 2 C302 Issue 02 dated 28/11/13 b) Submit to DSDIP Development Assessment Division Principal Engineer 'as constructed' plans certified by a Registered Professional Engineer (RPEQ) in a format acceptable to the City of Gold Coast Council of all works constructed in accordance with part a) of this condition.	Prior to commencement of use Within three (3) months of commencement of use
8.	Erosion and Sediment Control a) Prepare an Erosion and Sediment Management	Prior to commencement of

	Plan (ESMP) as part of the Site Based Construction Management Plan, certified by a Registered Professional Engineer Queensland (RPEQ) or an accredited professional in erosion and sediment control (CPESC) in accordance with Best Practice Erosion and Sediment Control (IECA) and City of the Gold Coast Council standards. b) Implement and maintain Erosion & Sediment Control Management on site generally in accordance with the ESMP required by part a) of this condition	works At all times during operational works
9.	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
10.	Repair damage to existing infrastructure Repair any damage to existing local authority infrastructure that may occur during any works carried out in association with the approved development.	Prior to commencement of the use
11.	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

STANDARD ADVICE

PDA Development Approval

This PDA Development Approval does not include assessment against the following:

- Building Code of Australia and does not permit building work to occur. Prior to the commencement of any building work, a Development Permit under the *Sustainable Planning Act 2009* for Carrying out Building Work will be required.
- *Plumbing and Drainage Act 2002*. Prior to commencement of any building work a Compliance Permit will be required from the City of Gold Coast Council.

City of Gold Coast Council – Nominated Assessing Authority

For any conditions in this package that require the consideration of City of Gold Coast Council (CGCC), the applicant will need to submit the relevant forms, plans and/or reports and applicable fee to the Council.

Noise and Dust Emissions

All development involving the emission of noise and dust from building/construction activities requires that the emission be in accordance with the requirements of the *Environmental Protection Act 1994*. Pursuant to Division 3 Section 440R of the *Environmental Protection Act 1994*, a builder or building contractor must not carry out building work on a building site in a way that makes or causes audible noise to be made from the building work-

- a) on a Sunday or public holiday, at any time; or
- b) on a Saturday or business day, before 6.30 a.m. or after 6.30 p.m.

