

DEV2013/518

16 January 2014

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 (ELECTRICAL, GAS & TELECOMMUNICATIONS) AT
CORNER PARKLANDS DRIVE AND SMITH STREET, SOUTHPORT DESCRIBED
AS LOT 460 ON SP222438**

On 16 January 2014 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	DEV2013/518	
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	Electrical, gas and telecommunications works	

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	16 January 2014
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.	Drawing Schedule & Locality Plan prepared by Hyder Consulting	E100 - AA005621 Rev P2	10 October 2013
2.	Legend, General Notes, Sections & Details prepared by Hyder Consulting	E101 - AA005621 Rev P2	10 October 2013
3.	Power, Gas & Communications Reticulation Layout Plan Sheet 1 prepared by Hyder Consulting	E102 - AA005621 Rev P2	10 October 2013
4.	Power, Gas & Communications Reticulation Layout Plan Sheet 2 prepared by Hyder Consulting	E103 - AA005621 Rev P2	10 October 2013
5.	Power, Gas & Communications Reticulation Layout Plan Sheet 3 prepared by Hyder Consulting	E104 - AA005621 Rev P2	10 October 2013
6.	Power, Gas & Communications Reticulation Layout Plan Sheet 4 prepared by Hyder Consulting	E105 - AA005621 Rev P2	10 October 2013
7.	Power, Gas & Communications Reticulation Layout Plan Sheet 5 prepared by Hyder Consulting	E106 - AA005621 Rev P2	10 October 2013
8.	Power, Gas & Communications Reticulation Layout Plan Sheet 6 prepared by Hyder Consulting	E107 - AA005621 Rev P2	10 October 2013
9.	Power, Gas & Communications Reticulation Layout Plan Sheet 7 prepared by Hyder Consulting	E108 - AA005621 Rev P2	10 October 2013
10.	Power, Gas & Communications Reticulation	E109 - AA005621 Rev P2	10 October 2013

	Layout Plan Sheet 8 prepared by Hyder Consulting	
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: • 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 • 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.	a) Prior to commencement of site works

	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.	b) As indicated
5.	Electrical, Gas & Communications Works Construct temporary access works certified by a Registered Professional Engineer Queensland (RPEQ) generally in accordance with the following approved plans prepared by Hyder Consulting: • Drawing Schedule and Locality Plan E100 - AA005621 Rev P2 dated 10/10/13 • Legend, General Notes Sections & Details E101 - AA005621 Rev P2 dated 10/10/13 • Power, Gas and Communications Plan Sheet 1 E102 - AA005621 Rev P2 dated 10/10/13 • Power, Gas and Communications Plan Sheet 2 E103 - AA005621 Rev P2 dated 10/10/13 • Power, Gas and Communications Plan Sheet 3 E104 - AA005621 Rev P2 dated 10/10/13 • Power, Gas and Communications Plan Sheet 4 E105 - AA005621 Rev P2 dated 10/10/13 • Power, Gas and Communications Plan Sheet 5 E106 - AA005621 Rev P2 dated 10/10/13 • Power, Gas and Communications Plan Sheet 6 E107 - AA005621 Rev P2 dated 10/10/13 • Power, Gas and Communications Plan Sheet 7 E108 - AA005621 Rev P2 dated 10/10/13 • Power, Gas and Communications Plan Sheet 8 E109 - AA005621 Rev P2 dated 10/10/13	Prior to commencement of use
6.	Erosion and Sediment Control Implement and maintain Erosion & Sediment Control Management on site generally in accordance with the City of Gold Coast Council standards	Prior to commencement of and at all times during operational works
7.	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	At all times during operational works

	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.	
8.	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
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

