



Department of  
**State Development,  
Infrastructure and Planning**

Our ref: DEV2013/534

14 March 2014

Mr Tim Cross  
DBI Design Pty Ltd  
PO Box 888  
SURFERS PARADISE QLD 4217

Dear Tim

**SECTION 89(1)(a) PDA DEVELOPMENT APPROVAL FOR A PDA DEVELOPMENT APPLICATION FOR A DEVELOPMENT PERMIT FOR OPERATIONAL WORKS (EARLY WORKS PHASE - LANDSCAPE) AT CORNER PARKLANDS DRIVE AND SMITH STREET, SOUTHPORT DESCRIBED AS LOT 460 ON SP222438**

On 14 March 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://www.ds dip.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 3452 7639.

Yours sincerely

**Patrick Atkinson**  
Director - Development Assessment

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## 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	DEV2013/534	
Lodgement date	29 November 2013	
Type of application	<input checked="" type="checkbox"/> New development involving:- <ul style="list-style-type: none"> <li><input type="checkbox"/> Material change of use               <ul style="list-style-type: none"> <li><input type="checkbox"/> Preliminary approval</li> <li><input type="checkbox"/> Development permit</li> </ul> </li> <li><input type="checkbox"/> Reconfiguring a lot               <ul style="list-style-type: none"> <li><input type="checkbox"/> Preliminary approval</li> <li><input type="checkbox"/> Development permit</li> </ul> </li> <li><input checked="" type="checkbox"/> Operational work               <ul style="list-style-type: none"> <li><input type="checkbox"/> Preliminary approval</li> <li><input checked="" type="checkbox"/> Development permit</li> </ul> </li> </ul> <input type="checkbox"/> Changing a PDA development approval <input type="checkbox"/> Extending the currency period of a PDA approval	
Description of proposal applied for	Early Works Phase - WSUD landscape 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.
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Decision date	14 March 2014
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Currency period	4 years from the date of the decision
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**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.	Early Works Phase Hardscape Schedule prepared by DBI Landscape	L - WD - 2.00 Rev D	21/11/13
2.	Early Works Phase Hardscape Plan prepared by DBI Landscape	L - WD - 2.01 Rev D	21/11/13
3.	Early Works Phase Hardscape Plan prepared by DBI Landscape	L - WD - 2.02 Rev D	21/11/13
4.	Early Works Phase Hardscape Plan prepared by DBI Landscape	L - WD - 2.03 Rev E	21/11/13
5.	Early Works Phase Hardscape Plan prepared by DBI Landscape	L - WD - 2.04 Rev E	21/11/13
6.	Early Works Phase Hardscape Plan prepared by DBI Landscape	L - WD - 2.05 Rev D	21/11/13
7.	Early Works Phase Hardscape Plan prepared by DBI Landscape	L - WD - 2.06 Rev D	21/11/13
8.	Early Works Phase Landscape Details prepared by DBI Landscape	L - WD - 4.01 Rev C	04/11/13
9.	Early Works Phase Landscape Details prepared by DBI Landscape	L - WD - 4.02 Rev C	04/11/13
10.	Early Works Phase Landscape Details prepared by DBI Landscape	L - WD - 4.03 Rev C	04/11/13
11.	Early Works Phase Tree Schedule prepared by DBI	L - WD - 5.00 Rev E	26/11/13

	Landscape		
12.	Early Works Phase Tree Planting Plan prepared by DBI Landscape	L - WD - 5.01 Rev E	26/11/13
13.	Early Works Phase Tree Planting Plan prepared by DBI Landscape	L - WD - 5.02 Rev E	26/11/13
14.	Early Works Phase Tree Planting Plan prepared by DBI Landscape	L - WD - 5.03 Rev E	26/11/13
15.	Early Works Phase Tree Planting Plan prepared by DBI Landscape	L - WD - 5.04 Rev E	26/11/13
16.	Early Works Phase Tree Planting Plan prepared by DBI Landscape	L - WD - 5.05 Rev E	26/11/13
17.	Early Works Phase Tree Planting Plan prepared by DBI Landscape	L - WD - 5.06 Rev E	26/11/13
18.	Early Works Phase Planting Schedule prepared by DBI Landscape	L - WD - 6.00 Rev D	21/11/13
19.	Early Works Phase Planting Schedule prepared by DBI Landscape	L - WD - 6.01 Rev D	21/11/13
20.	Early Works Phase Planting Schedule prepared by DBI Landscape	L - WD - 6.02 Rev D	21/11/13
21.	Early Works Phase Planting Schedule prepared by DBI Landscape	L - WD - 6.03 Rev E	21/11/13
22.	Early Works Phase Planting Schedule prepared by DBI Landscape	L - WD - 6.04 Rev E	21/11/13
23.	Early Works Phase Planting Schedule prepared by DBI Landscape	L - WD - 6.05 Rev D	21/11/13
24.	Early Works Phase Planting Schedule prepared by DBI Landscape	L - WD - 6.06 Rev D	21/11/13

## PDA Development Conditions

1.	<p><b>Carry out the approved development</b></p> <p>Carry out the approved development generally in accordance with the approved plans, drawings and documents.</p>	Prior to commencement of use and to be maintained
2.	<p><b>Supervision and Certification</b></p> <p>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.</p>	At all times during construction works
3.	<p><b>Certification Agreement</b></p> <p>In relation to all operational works undertaken on the site the applicant must comply with all requirements and fulfil all responsibilities outlined in the DSDIP Certification Procedures Manual.</p> <p><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></p>	Prior to commencement of works
4.	<p><b>Construction Management Plan</b></p> <p>a) Prepare a Site Based Construction Management Plan that includes but is not limited to:</p> <ul style="list-style-type: none"> <li>• provision for the management of traffic around and through the site during and outside of construction work hours.</li> <li>• provision for parking and materials delivery during and outside of construction hours of work</li> <li>• management of dust generated from the site during and outside construction work hours</li> <li>• 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;</li> <li>• management of contaminated soils (if required), including removal, treatment and replacement in accordance with site remediation plans prepared and approved specifically for this site.</li> <li>• 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.</li> <li>• Unless otherwise approved - hours of</li> </ul>	a) Prior to commencement of site works

	<p>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,</p> <p>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.</p> <p>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.</p>	<p>b) As indicated</p>
<p>5.</p>	<p><b>Hardscape Works</b></p> <p>a) Construct hardscape works certified by an Australian Institute of Landscape Architects (AILA) registered Landscape Architect generally in accordance with the following approved plans prepared by DBI Landscape to the standards required by the City of the Gold Coast Council:</p> <ul style="list-style-type: none"> <li>• Early Works Phase Hardscape Schedule L - WD - 2.00 Rev D dated 21/11/13</li> <li>• Early Works Phase Hardscape Plan L - WD - 2.01 Rev D dated 21/11/13</li> <li>• Early Works Phase Hardscape Plan L - WD - 2.02 Rev D dated 21/11/13</li> <li>• Early Works Phase Hardscape Plan L - WD - 2.03 Rev E dated 21/11/13</li> <li>• Early Works Phase Hardscape Plan L - WD - 2.04 Rev E dated 21/11/13</li> <li>• Early Works Phase Hardscape Plan L - WD - 2.05 Rev D dated 21/11/13</li> <li>• Early Works Phase Hardscape Plan L - WD - 2.06 Rev D dated 21/11/13</li> <li>• Early Works Phase Landscape Details L - WD - 4.01 Rev C dated 04/11/13</li> <li>• Early Works Phase Landscape Details L - WD - 4.02 Rev C dated 04/11/13</li> <li>• Early Works Phase Landscape Details L - WD - 4.03 Rev C dated 04/11/13</li> </ul> <p>b) Submit to PDA Development Assessment DSDIP 'as constructed' plans and asset register certified by an AILA registered Landscape Architect in a format acceptable to the City of Gold Coast Council of all</p>	<p>Prior to commencement of use</p> <p>Within three (3) months of commencement of use</p>



	<ul style="list-style-type: none"> <li>• Early Works Phase Planting Plan L - WD - 6.03 Rev E dated 21/11/13</li> <li>• Early Works Phase Planting Plan L - WD - 6.04 Rev E dated 21/11/13</li> <li>• Early Works Phase Planting Plan L - WD - 6.05 Rev D dated 21/11/13</li> <li>• Early Works Phase Planting Plan L - WD - 6.06 Rev D dated 21/11/13</li> </ul> <p>b) Submit to PDA Development Assessment DSDIP 'as constructed' plans certified by an AILA registered Landscape Architect or other suitably qualified professional in a format acceptable to the City of Gold Coast Council of all works constructed in accordance with part a) of this condition.</p>	Within three (3) months of commencement of use
8.	<p><b>Erosion and Sediment Control</b></p> <p>a) Prepare an Erosion and Sediment Management 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.</p> <p>b) Implement and maintain Erosion &amp; Sediment Control Management on site generally in accordance with the ESMP required by part a) of this condition</p>	<p>Prior to commencement of works</p> <p>At all times during operational works</p>
9.	<p><b>Stormwater Management</b></p> <p>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</p> <p>Periodically as necessary remove accumulated sediment from control devices to minimise re-suspension of contaminants and dispose of it appropriately without causing water contamination.</p>	At all times during operational works
10.	<p><b>Repair damage to existing infrastructure</b></p> <p>Repair any damage to existing local authority infrastructure that may occur during any works carried out in association with the approved development.</p>	Prior to commencement of the use

11.	<b>Existing Services</b>  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
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