

Our ref: DEV2013/514/3

18 June 2014

Hyder Consulting Pty Ltd  
Att: Mr Ben Frost  
PO Box 1653  
SOUTHPORT QLD 4215

Dear Ben

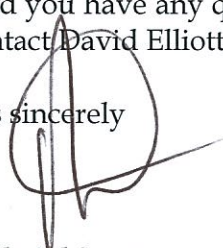
**SECTION 99 CHANGE TO A PDA DEVELOPMENT APPROVAL FOR A PDA  
DEVELOPMENT PERMIT FOR OPERATIONAL WORKS (BULK  
EARTHWORKS AND EROSION CONTROL) AT CORNER PARKLANDS  
DRIVE AND SMITH STREET, SOUTHPORT DESCRIBED AS LOT 460 ON  
SP222438**

On 17 June 2014 the Minister for Economic Development (MEDQ) approved the application to change the Priority Development Area (PDA) development approval pursuant to s.99 of the *Economic Development Act 2012*. The MEDQ has decided to grant all of the change to 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 Department of State Development, Infrastructure and Planning website <http://www.dsip.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, PDA Development Assessment



## PDA Decision Notice - Approval

| Site information                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                 |
|-----------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|
| Name of priority 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                   | DEV2013/514                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                 |
| Lodgement date                          | 9 May 2014                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                 |
| Type of application                     | <input 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 type="checkbox"/> Operational work               <ul style="list-style-type: none"> <li><input type="checkbox"/> Preliminary approval</li> <li><input type="checkbox"/> Development permit</li> </ul> </li> </ul> <input checked="" type="checkbox"/> Changing a PDA development approval<br><input type="checkbox"/> Extending the currency period of a PDA approval |                 |
| Description of proposal applied for     | Bulk Earthworks and Erosion 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. |
| Original Decision date  | 17 December 2013                                                                                                                                           |
| Change to approval date | 17 June 2014                                                                                                                                               |
| Currency period         | 4 years from the Original Decision date                                                                                                                    |

**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.

| <b>Approved plans, reports and specifications</b> |                                                                      | <b>Number (if applicable)</b> | <b>Date (if applicable)</b> |
|---------------------------------------------------|----------------------------------------------------------------------|-------------------------------|-----------------------------|
| 1.                                                | Drawing Schedule & Locality Plan prepared by Hyder Consulting        | C100 - AA005621<br>Rev 1      | 14 October 2013             |
| 2.                                                | Existing Features Survey Plan Sheet 1 prepared by Hyder Consulting   | C101 - AA005621<br>Rev 1      | 14 October 2013             |
| 3.                                                | Existing Features Survey Plan Sheet 2 prepared by Hyder Consulting   | C102 - AA005621<br>Rev 1      | 14 October 2013             |
| 4.                                                | Existing Features Survey Plan Sheet 3 prepared by Hyder Consulting   | C103 - AA005621<br>Rev 1      | 14 October 2013             |
| 5.                                                | Existing Features Survey Plan Sheet 4 prepared by Hyder Consulting   | C104 - AA005621<br>Rev 1      | 14 October 2013             |
| 6.                                                | Existing Features Survey Plan Sheet 5 prepared by Hyder Consulting   | C105 - AA005621<br>Rev 1      | 14 October 2013             |
| 7.                                                | Existing Features Survey Plan Sheet 6 prepared by Hyder Consulting   | C106 - AA005621<br>Rev 1      | 14 October 2013             |
| 8.                                                | Sediment & Erosion Control Plan Sheet 1 prepared by Hyder Consulting | C107 - AA005621<br>Rev 1      | 14 October 2013             |
| 9.                                                | Sediment & Erosion Control Plan Sheet 2 prepared by Hyder Consulting | C108 - AA005621<br>Rev 1      | 14 October 2013             |
| 10.                                               | Sediment & Erosion Control Plan Sheet 3 prepared by Hyder Consulting | C109 - AA005621<br>Rev 1      | 14 October 2013             |
| 11.                                               | Sediment & Erosion Control Plan Sheet 4 prepared by Hyder Consulting | C110 - AA005621<br>Rev 2      | 25 November 2013            |

|     |                                                                                               |                       |                  |
|-----|-----------------------------------------------------------------------------------------------|-----------------------|------------------|
|     | Consulting                                                                                    |                       |                  |
| 12. | Sediment & Erosion Control Plan Sheet 5 prepared by Hyder Consulting                          | C111 - AA005621 Rev 1 | 14 October 2013  |
| 13. | Sediment & Erosion Control Plan Sheet 6 prepared by Hyder Consulting                          | C112 - AA005621 Rev 1 | 14 October 2013  |
| 14. | Sediment & Erosion Control Details prepared by Hyder Consulting                               | C113 - AA005621 Rev 1 | 14 October 2013  |
| 15. | Bulk Earthworks Cut & Fill Plan Sheet 1 prepared by Hyder Consulting                          | C114 - AA005621 Rev 1 | 14 October 2013  |
| 16. | Bulk Earthworks Cut & Fill Plan Sheet 2 prepared by Hyder Consulting                          | C115 - AA005621 Rev 1 | 14 October 2013  |
| 17. | Bulk Earthworks Cut & Fill Plan Sheet 3 prepared by Hyder Consulting                          | C116 - AA005621 Rev 1 | 14 October 2013  |
| 18. | Bulk Earthworks Cut & Fill Plan Sheet 4 prepared by Hyder Consulting                          | C117 - AA005621 Rev 2 | 25 November 2013 |
| 19. | Bulk Earthworks Cut & Fill Plan Sheet 5 prepared by Hyder Consulting                          | C118 - AA005621 Rev 1 | 14 October 2013  |
| 20. | Bulk Earthworks Cut & Fill Plan Sheet 6 prepared by Hyder Consulting                          | C119 - AA005621 Rev 1 | 14 October 2013  |
| 21. | Typical Road Cross Sections Sheet 1 prepared by Hyder Consulting                              | C120 - AA005621 Rev 1 | 14 October 2013  |
| 22. | Typical Road Cross Sections Sheet 2 prepared by Hyder Consulting                              | C121 - AA005621 Rev 1 | 14 October 2013  |
| 23. | Hospital Boulevard Road Longitudinal Section Sheet 1 prepared by Hyder Consulting             | C122 - AA005621 Rev 1 | 14 October 2013  |
| 24. | Hospital Boulevard & Innovation Drive Road Longitudinal Sections prepared by Hyder Consulting | C123 - AA005621 Rev 1 | 14 October 2013  |
| 25. | Main Street Longitudinal Section prepared by Hyder Consulting                                 | C124 - AA005621 Rev 1 | 14 October 2013  |

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| 26.                                                  | First Street Longitudinal Section prepared by Hyder Consulting                               | C125 - AA005621 Rev 1         | 14 October 2013             |
| 27.                                                  | First Street and Second Street Longitudinal Sections prepared by Hyder Consulting            | C126 - AA005621 Rev 1         | 14 October 2013             |
| 28.                                                  | First Ave and Second Ave Longitudinal Sections prepared by Hyder Consulting                  | C127 - AA005621 Rev 1         | 14 October 2013             |
| 29.                                                  | 3 <sup>rd</sup> Ave & 4 <sup>th</sup> Ave Longitudinal Sections prepared by Hyder Consulting | C128 - AA005621 Rev 1         | 14 October 2013             |
| 30.                                                  | Drawing Schedule & Locality Plan prepared by Hyder Consulting                                | C100 - AA005621 Rev 1         | 14 October 2013             |
| <b>Supporting reports for development assessment</b> |                                                                                              | <b>Number (if applicable)</b> | <b>Date (if applicable)</b> |
| 31.                                                  | Baseline Terrestrial Flora and Fauna Assessment prepared by Planit Consulting                | Issue B                       | 12 June 2013                |
| 32.                                                  | Geotechnical and Acid Sulfate Soils Investigation prepared by Geotech Investigations         | GI 0046-B Rev 2               | 02 July 2013                |

#### **PDA Development Conditions**

|    |                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                   |
|----|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------|
| 1. | <b>Carry out the approved development</b><br>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. | <b>Supervision and Certification</b><br><br>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. | <b>Certification Agreement</b><br><br>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.<br><br><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. | <b>Construction Management Plan</b><br><br>a) Prepare a Site Based Construction Management Plan                                                                                                                                                                                                                                                                                                                                           | Prior to commencement of                          |

|    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                           |
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|    | <p>that includes but is not limited to:</p> <ul style="list-style-type: none"> <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 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,</li> </ul> <p>b) 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>c) 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>site works</p> <p>As indicated</p> <p>As indicated</p>                                                                 |
| 5. | <p><b>Dust Management</b></p> <p>a) Prepare a Dust Management Plan by a suitably qualified person addressing the potential impact of dust from the site upon the neighbouring areas</p> <p>b) Closely monitor, control and minimise the impacts of dust release from the site in accordance with the approved Dust Management Plan.</p> <p>c) Provision by the Contractor of a contact number for enquiries and complaints.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | <p>Prior to commencement of works</p> <p>At all times during construction works</p> <p>Prior to commencement of works</p> |
| 6. | <p><b>Traffic Management Plan</b></p> <p>a) Submit to the Development Assessment Division of</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | <p>Prior to commencement of</p>                                                                                           |

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|    | <p>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:-</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>• Planning including risk identification and assessment, staging, etc.</li> <li>• Implementation</li> <li>• Monitoring and measurement</li> <li>• Management review</li> <li>• 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)</li> </ul> <p>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.</p>         | <p>site works</p> <p>As indicated</p> |
| 7. | <p><b>Bulk Earthworks</b></p> <p>Construct the bulk earthworks certified by a Registered Professional Engineer Queensland (RPEQ) generally in accordance with the following approved plans prepared by Hyder Consulting:</p> <ul style="list-style-type: none"> <li>• Drawing Schedule and Locality Plan C100 - AA005621 Rev 1 dated 14/10/13</li> <li>• Existing Features Survey Plan Sheet 1 C101 - AA005621 Rev 1 dated 14/10/13</li> <li>• Existing Features Survey Plan Sheet 2 C102 - AA005621 Rev 1 dated 14/10/13</li> <li>• Existing Features Survey Plan Sheet 3 C103 - AA005621 Rev 1 dated 14/10/13</li> <li>• Existing Features Survey Plan Sheet 4 C104 - AA005621 Rev 1 dated 14/10/13</li> <li>• Existing Features Survey Plan Sheet 5 C105 - AA005621 Rev 1 dated 14/10/13</li> <li>• Existing Features Survey Plan Sheet 6 C106 - AA005621 Rev 1 dated 14/10/13</li> <li>• Bulk Earthworks Cut &amp; Fill Plan Sheet 1 C114 - AA005621 Rev 1 dated 14/10/13</li> <li>• Bulk Earthworks Cut &amp; Fill Plan Sheet 2 C115 - AA005621 Rev 1 dated 14/10/13</li> <li>• Bulk Earthworks Cut &amp; Fill Plan Sheet 3 C116 -</li> </ul> | <p>Prior to commencement of use</p>   |

|    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                           |
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|    | <p>AA005621 Rev 1 dated 14/10/13</p> <ul style="list-style-type: none"> <li>• Bulk Earthworks Cut &amp; Fill Plan Sheet 4 C117 - AA005621 Rev 2 dated 25/11/13</li> <li>• Bulk Earthworks Cut &amp; Fill Plan Sheet 5 C118 - AA005621 Rev 1 dated 14/10/13</li> <li>• Bulk Earthworks Cut &amp; Fill Plan Sheet 6 C119 - AA005621 Rev 1 dated 14/10/13</li> <li>• Typical Road Cross Sections Sheet 1 C120 - AA005621 Rev 1 dated 14/10/13</li> <li>• Typical Road Cross Sections Sheet 2 C121 - AA005621 Rev 1 dated 14/10/13</li> <li>• Hospital Boulevard Road Longitudinal Section Sheet 1 C122 - AA005621 Rev 1 dated 14/10/13</li> <li>• Hospital Blvd &amp; Innovation Dr Road Longitudinal Sections C123 - AA005621 Rev 1 dated 14/10/13</li> <li>• Main Street Longitudinal Section C124 - AA005621 Rev 1 dated 14/10/13</li> <li>• First Street Longitudinal Section C125 - AA005621 Rev 1 dated 14/10/13</li> <li>• First Street &amp; Second Street Longitudinal Sections C126 - AA005621 Rev 1 dated 14/10/13</li> <li>• First Ave &amp; Second Ave Longitudinal Sections C127 - AA005621 Rev 1 dated 14/10/13</li> <li>• 3<sup>rd</sup> Ave &amp; 4<sup>th</sup> Ave Longitudinal Sections C128 - AA005621 Rev 1 dated 14/10/13</li> </ul> |                                                                           |
| 8. | <p><b>Erosion and Sediment Control</b></p> <p>Implement and maintain Erosion &amp; Sediment Control Management on site generally in accordance with the following approved plans prepared by Hyder Consulting to the City of the Gold Coast Council standards.</p> <ul style="list-style-type: none"> <li>• Sediment &amp; Erosion Control Plan Sheet 1 C107 - AA005621 Rev 1 dated 14/10/13</li> <li>• Sediment &amp; Erosion Control Plan Sheet 2 C108 - AA005621 Rev 1 dated 14/10/13</li> <li>• Sediment &amp; Erosion Control Plan Sheet 3 C109 - AA005621 Rev 1 dated 14/10/13</li> <li>• Sediment &amp; Erosion Control Plan Sheet 4 C110 - AA005621 Rev 2 dated 25/11/13</li> <li>• Sediment &amp; Erosion Control Plan Sheet 5 C111 - AA005621 Rev 1 dated 14/10/13</li> <li>• Sediment &amp; Erosion Control Plan Sheet 6 C112 - AA005621 Rev 1 dated 14/10/13</li> <li>• Sediment &amp; Erosion Control Details C113 - AA005621 Rev 1 dated 14/10/13</li> </ul>                                                                                                                                                                                                                                                                               | <p>Prior to commencement of and at all times during operational works</p> |

|     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                       |
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| 9.  | <b>Stormwater Management</b><br><br>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<br><br>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. | <b>Repair damage to existing infrastructure</b><br><br>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 use          |
| 11. | <b>Existing Services</b><br><br>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.