

Our ref: DEV2013/514/4

18 June 2014

Cardno HRP Pty Ltd
Att: Mr Ben Lyons
Level 11, 40 Creek Street
BRISBANE QLD 4000

Dear Ben

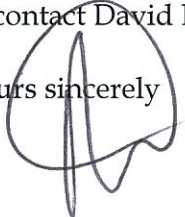
SECTION 99 CHANGE TO A PDA DEVELOPMENT APPROVAL FOR A PDA DEVELOPMENT PERMIT FOR OPERATIONAL WORKS (BULK EARTHWORKS AND EROSION CONTROL) AT CORNER PARKLANDS DRIVE AND SMITH STREET, SOUTHPORT DESCRIBED AS LOT 460 ON SP222438

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.dsdiq.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	☐ 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 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.	
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.			
Approved plans, reports and specifications		Number (if applicable)	Date (if applicable)
1.	Drawing Schedule & Locality Plan prepared by Cardno	CAR-CV-DWG-0001	15 May 2014
2.	Existing Features Survey Plan Sheet 1 prepared by Cardno	CAR-CV-DWG-0002	15 May 2014
3.	Existing Features Survey Plan Sheet 2 prepared by Cardno	CAR-CV-DWG-0003	15 May 2014
4.	Control Line – Layout Plan – Sheet 1 of 2 prepared by Cardno	CAR-CV-DWG-0004	15 May 2014
5.	Control Line – Layout Plan – Sheet 2 of 2 prepared by Cardno	CAR-CV-DWG-0005	15 May 2014
6.	Control Line – Setout Details prepared by Cardno	CAR-CV-DWG-0006	15 May 2014
7.	Sediment & Erosion Control Details – Legend, Key Plan & Typical Details prepared by Cardno	CAR-CV-DWG-0007	15 May 2014
8.	Sediment & Erosion Control – General Notes prepared by Cardno	CAR-CV-DWG-0008	15 May 2014
9.	Sediment & Erosion Control Plan – Phase 1 - Sheet 1 of 2 prepared by Cardno	CAR-CV-DWG-0009	15 May 2014
10.	Sediment & Erosion Control Plan – Phase 1 - Sheet 2 of 2 prepared by Cardno	CAR-CV-DWG-0010	15 May 2014
11.	Sediment & Erosion Control Plan – Phase 2 - Sheet 1 of 2 prepared by Cardno	CAR-CV-DWG-0011	15 May 2014

12.	Sediment & Erosion Control Plan – Phase 2 - Sheet 2 of 2 prepared by Cardno	CAR-CV-DWG-0012	15 May 2014
13.	Legend, Key Plans & General Notes prepared by Cardno	CAR-CV-DWG-0020	15 May 2014
14.	Bulk Earthworks Layout Plan Sheet 1 of 6 prepared by Cardno	CAR-CV-DWG-0021	15 May 2014
15.	Bulk Earthworks Layout Plan Sheet 2 of 6 prepared by Cardno	CAR-CV-DWG-0022	15 May 2014
16.	Bulk Earthworks Layout Plan Sheet 3 of 6 prepared by Cardno	CAR-CV-DWG-0023	15 May 2014
17.	Bulk Earthworks Layout Plan Sheet 4 of 6 prepared by Cardno	CAR-CV-DWG-0024	15 May 2014
18.	Bulk Earthworks Layout Plan Sheet 5 of 6 prepared by Cardno	CAR-CV-DWG-0025	15 May 2014
19.	Bulk Earthworks Layout Plan Sheet 6 of 6 prepared by Cardno	CAR-CV-DWG-0026	15 May 2014
20.	Bio-retention Basins – Earthworks Setout Sheet 1 of 2 prepared by Cardno	CAR-CV-DWG-0027	15 May 2014
21.	Bio-retention Basins – Earthworks Setout Sheet 2 of 2 prepared by Cardno	CAR-CV-DWG-0028	15 May 2014
22.	Cut & Fill – Layout Plan Sheet 1 of 2 prepared by Cardno	CAR-CV-DWG-0031	15 May 2014
23.	Cut & Fill – Layout Plan Sheet 2 of 2 prepared by Cardno	CAR-CV-DWG-0032	15 May 2014
24.	Site Sections – Sheet 1 of 4 prepared by Cardno	CAR-CV-DWG-0033	15 May 2014
25.	Site Sections – Sheet 2 of 4 prepared by Cardno	CAR-CV-DWG-0034	15 May 2014
26.	Site Sections – Sheet 3 of 4 prepared by Cardno	CAR-CV-DWG-0035	15 May 2014
27.	Site Sections – Sheet 4 of 4 prepared by Cardno	CAR-CV-DWG-0036	15 May 2014
28.	Typical Road Cross Sections Sheet 1 of 2 prepared by Cardno	CAR-CV-DWG-0037	15 May 2014

29.	Typical Road Cross Sections Sheet 2 of 2 prepared by Cardno	CAR-CV-DWG-0038	15 May 2014
30.	Hospital Boulevard Longitudinal Section Sheet 1 of 2 prepared by Cardno	CAR-CV-DWG-0040	15 May 2014
31.	Hospital Boulevard Longitudinal Section Sheet 2 of 2 prepared by Cardno	CAR-CV-DWG-0041	15 May 2014
32.	Main Street Longitudinal Section prepared by Cardno	CAR-CV-DWG-0042	15 May 2014
33.	Innovation Drive Longitudinal Section prepared by Cardno	CAR-CV-DWG-0043	15 May 2014
34.	First Street Longitudinal Section Sheet 1 of 2 prepared by Cardno	CAR-CV-DWG-0044	15 May 2014
35.	First Street Longitudinal Section Sheet 2 of 2 prepared by Cardno	CAR-CV-DWG-0045	15 May 2014
36.	First Street and Second Street Longitudinal Sections prepared by Cardno	CAR-CV-DWG-0046	15 May 2014
37.	3 rd Ave & 4 th Ave Longitudinal Sections prepared by Cardno	CAR-CV-DWG-0047	15 May 2014
38.	Health Street and Fifth Ave Longitudinal Sections prepared by Cardno	CAR-CV-DWG-0048	15 May 2014

Supporting documents

To remove any doubt, the following documents are not approved documents for the purposes of this PDA development approval, but rather are supporting documents utilised in the development assessment process

Supporting reports for development assessment		Number (if applicable)	Date (if applicable)
39.	Baseline Terrestrial Flora and Fauna Assessment prepared by Planit Consulting	Issue B	12 June 2013
40.	Geotechnical and Acid Sulfate Soils Investigation prepared by Geotech Investigations	GI 0046-B Rev 2	02 July 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 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,	Prior to commencement of site works

	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. 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.	As indicated 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 • 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)	Prior to commencement of site works

	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.	Bulk Earthworks Construct the bulk earthworks certified by a Registered Professional Engineer Queensland (RPEQ) generally in accordance with the following approved plans prepared by Cardno: • <i>Drawing Schedule & Locality Plan CAR-CV-DWG-0001 dated 15/05/14</i> • <i>Existing Features Survey Sheet 1 CAR-CV-DWG-0002 dated 15/05/14</i> • <i>Existing Features Survey Plan Sheet 2 CAR-CV-DWG-0003 dated 15/05/14</i> • <i>Control Line – Layout Plan – Sheet 1 of 2 CAR-CV-DWG-0004 dated 15/05/14</i> • <i>Control Line – Layout Plan – Sheet 2 of 2 CAR-CV-DWG-0005 dated 15/05/14</i> • <i>Control Line – Setout Details CAR-CV-DWG-0006 dated 15/05/14</i> • <i>Legend, Key Plans & General Notes CAR-CV-DWG-0020 dated 15/05/14</i> • <i>Bulk Earthworks Layout Plan Sheet 1 of 6 CAR-CV-DWG-0021 dated 15/05/14</i> • <i>Bulk Earthworks Layout Plan Sheet 2 of 6 CAR-CV-DWG-0022 dated 15/05/14</i> • <i>Bulk Earthworks Layout Plan Sheet 3 of 6 CAR-CV-DWG-0023 dated 15/05/14</i> • <i>Bulk Earthworks Layout Plan Sheet 4 of 6 CAR-CV-DWG-0024 dated 15/05/14</i> • <i>Bulk Earthworks Layout Plan Sheet 5 of 6 CAR-CV-DWG-0025 dated 15/05/14</i> • <i>Bulk Earthworks Layout Sheet 6 of 6 CAR-CV-DWG-0026 dated 15/05/14</i> • <i>Bio-retention Basins – Earthworks Setout Sheet 1 of 2 CAR-CV-DWG-0027 dated 15/05/14</i> • <i>Bio-retention Basins – Earthworks Setout Sheet 2 of 2 CAR-CV-DWG-0028 dated 15/05/14</i> • <i>Cut & Fill – Layout Plan Sheet 1 of 2 CAR-CV-DWG-0031 dated 15/05/14</i> • <i>Cut & Fill – Layout Plan Sheet 2 of 2 CAR-CV-DWG-0032 dated 15/05/14</i> • <i>Site Sections – Sheet 1 of 4 CAR-CV-DWG-0033 dated 15/05/14</i> • <i>Site Sections – Sheet 2 of 4 CAR-CV-DWG-0034 dated 15/05/14</i> • <i>Site Sections – Sheet 3 of 4 CAR-CV-DWG-0035 dated 15/05/14</i> • <i>Site Sections – Sheet 4 of 4 CAR-CV-DWG-0036 dated 15/05/14</i>	Prior to commencement of use

	15/05/14 • <i>Typical Road Cross Sections – Sheet 1 of 2 CAR-CV-DWG-0037 dated 15/05/14</i> • <i>Typical Road Cross Sections – Sheet 2 of 2 CAR-CV-DWG-0038 dated 15/05/14</i> • <i>Hospital Boulevard Road Longitudinal Section – Sheet 1 of 2 CARCV-DWG-0040 dated 15/05/14</i> • <i>Hospital Boulevard Road Longitudinal Section – Sheet 2 of 2 CAR-CV-DWG-0041 dated 15/05/14</i> • <i>Main Street Longitudinal Section CAR-CV-DWG-0042 dated 15/05/14</i> • <i>Innovation Drive Longitudinal Section CAR-CV-DWG-0043 dated 15/05/14</i> • <i>First Street Longitudinal Section – Sheet 1 of 2 CAR-CV-DWG-0044 dated 15/05/14</i> • <i>First Street Longitudinal Section – Sheet 2 of 2 CAR-CV-DWG-0045 dated 15/05/14</i> • <i>First Street and Second Street Longitudinal Sections CAR-CVDWG-0046 dated 15/05/14</i> • <i>3rd Ave & 4th Ave Longitudinal Sections CAR-CV-DWG-0047 dated 15/05/14</i> • <i>Health Street and Fifth Ave Longitudinal Sections CAR-CV-DWG-0048 dated 15/05/14</i>	
8.	Erosion and Sediment Control Implement and maintain Erosion & Sediment Control Management on site generally in accordance with the following approved plans prepared by Cardno to the City of Gold Coast Council standards. • <i>Sediment & Erosion Control – Legend, Key Plan & Typical Details CAR-CV-DWG-0007 dated 15/05/14</i> • <i>Sediment & Erosion Control – General Notes CAR-CV-DWG-0008 dated 15/05/14</i> • <i>Sediment & Erosion Control Plan – Phase 1 – Sheet 1 of 2 CARCV-DWG-0009 dated 15/05/14</i> • <i>Sediment & Erosion Control Plan – Phase 1 – Sheet 2 of 2 CARCV-DWG-0010 dated 15/05/14</i> • <i>Sediment & Erosion Control Plan – Phase 2 – Sheet 1 of 2 CARCV-DWG-0011 dated 15/05/14</i> • <i>Sediment & Erosion Control Plan – Phase 2 – Sheet 2 of 2 CARCV-DWG-0012 dated 15/05/14</i>	Prior to commencement of and 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	At all times during operational works

	Periodically as necessary remove accumulated sediment from control devices to minimise re-suspension of contaminants and dispose of it appropriately without causing water contamination.	
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 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.

