

Our ref: DEV2020/1106

10 September 2020

Griffith University
C/- Urbis Pty Ltd
Level 2, 64 Marine Parade
SOUTHPORT QLD 4215

Attention: Mr Liam Martin (via email: lmartin@urbis.com.au)

Dear Liam

SECTION 89(1)(a) PDA DEVELOPMENT APPROVAL FOR A PDA DEVELOPMENT APPLICATION FOR A PDA DEVELOPMENT PERMIT FOR A MATERIAL CHANGE OF USE – FOOD AND DRINK OUTLET, EDUCATIONAL ESTABLISHMENT, AND RESEARCH AND TECHNOLOGY INDUSTRY AT 28 NEXUS WAY, SOUTHPORT DESCRIBED AS LOT 10 ON SP275512

On 10 September 2020 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*. The MEDQ has decided to grant all of the PDA development approval applied for, subject to PDA development conditions set out in this PDA decision notice.

The PDA decision notice and approved plans/documents can also be viewed in the MEDQ Development Approvals Register via the Department website www.DSDTI.qld.gov.au/pda-da-applications.

Should you have any queries in relation to this PDA decision notice, please do not hesitate to contact Kari Stephens on 3452 7167, or at kari.stephens@dsdmip.qld.gov.au.

Yours sincerely



Beatriz Gomez
Director
Development Assessment
Economic Development Queensland

PDA Decision Notice – Approval

Site information		
Name of priority development area (PDA)	Parklands	
Site address	28 Nexus Way, Southport	
Lot on plan description	Lot number	Plan description
	Lot 10	SP275512
PDA development application details		
DEV reference number	DEV2020/1106	
'Properly made' date	16 March 2020	
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	Material Change of Use for a mixed use 6 storey development comprising Educational Establishment, Research and Technology Industry and Food and Drink Outlet	

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	10 September 2020
Currency period	6 years from the decision date

Plans and documents

The plans and documents approved by the MEDQ and referred to in the PDA development conditions are detailed in the table below.

Approved plans and documents		Number (if applicable)	Date (if applicable)
1.	Proposed – street car park comparison, prepared by Conrad Gargett Blight Rayner	Drawing No. A05.09	28.08.2020
2.	Site Plan Development Summary, prepared by Conrad Gargett Blight Rayner	Drawing No. A05.10	28.08.2020
3.	Level 01, prepared by Conrad Gargett Blight Rayner	Drawing No. A05.11	28.08.2020
4.	End of Trip Facilities and Bike Parking, prepared by Conrad Gargett Blight Rayner	Drawing No. A05.12	28.08.2020
5.	Loading truck section, prepared by Conrad Gargett Blight Rayner	Drawing No. A05.13	28.08.2020
6.	Level 02 Plan, prepared by Conrad Gargett Blight Rayner	Drawing No. A05.00	28.08.2020
7.	Level 03 Plan, prepared by Conrad Gargett Blight Rayner	Drawing No. A05.01	28.08.2020
8.	Level 04 Plan, prepared by Conrad Gargett Blight Rayner	Drawing No. A05.02	28.08.2020
9.	Level 05 Plan, prepared by Conrad Gargett Blight Rayner	Drawing No. A05.03	28.08.2020
10.	Level 06 Plan, prepared by Conrad Gargett Blight Rayner	Drawing No. A05.04	28.08.2020
11.	Plant Level Plan, prepared by Conrad Gargett Blight Rayner	Drawing No. A05.05	28.08.2020
12.	Building Sections, prepared by Conrad Gargett Blight Rayner	Drawing No. A05.06	28.08.2020
13.	North and South Elevation, prepared by Conrad Gargett Blight Rayner	Drawing No. A05.07	28.08.2020
14.	East and West Elevation, prepared by Conrad Gargett Blight Rayner	Drawing No. A05.08	28.08.2020
15.	Materials and Finishes Schedule, prepared by Conrad Gargett Blight Rayner	Drawing No. A90.10	28.08.2020
16.	Landscaping Plan Level 02 Plan, prepared by Conrad Gargett Blight Rayner	Page 5	01.07.2020

17.	Landscaping Plan Level 03 Plan, prepared by Conrad Gargett Blight Rayner	Page 6	01.07.2020
18.	Proposed Planting Schedule, prepared by Conrad Gargett Blight Rayner	Page 7	01.07.2020
19.	Section through heart and café Section A-A, prepared by Conrad Gargett Blight Rayner	Page 8	01.07.2020
20.	Section through heart and entry forecourt Section B-B, prepared by Conrad Gargett Blight Rayner	Page 9	01.07.2020
21.	Softscape Palette, prepared by Conrad Gargett Blight Rayner	Pages 10 and 11	01.07.2020
22.	Hardscape Palette, prepared by Conrad Gargett Blight Rayner	Page 12	01.07.2020

PREAMBLE

For the purpose of interpreting this PDA Development Approval, including the PDA Development Conditions, the following applies:

Extent of approval

This approval relates to Stage 1 only. Any future development of Stage 2 will be subject to the submission and assessment of a separate development application.

Compliance assessment

Where a condition of this PDA Development Approval requires compliance assessment, compliance assessment is required in accordance with the following:

- a) The applicant is to:
 - i. pay to MEDQ at the time of submission the relevant fee for compliance assessment, including any third party peer review costs which will be charged on a 100% cost recovery basis. The compliance assessment fees are set out in the MEDQ's development assessment fee schedule (as amended from time to time).
 - ii. submit to MEDQ a duly completed compliance assessment form.
 - iii. submit to MEDQ plans/supporting information as required under the relevant condition of approval.
- b) Compliance assessment and endorsement by EDQ Development Assessment, DSDTI is required prior to any work commencing.
- c) Compliance assessment and endorsement can be repeated where a different design or solution, to that already endorsed, is sought.
- d) The process and timeframes that apply to compliance assessment are as follows:
 - i. the applicant liaises with EDQ Development Assessment, DSDTI to determine the relevant plans/supporting information required to be submitted.

- ii. the applicant submits plans/supporting information as required under the relevant condition of approval for compliance assessment.
- iii. **within 20 business days** – EDQ Development Assessment, DSDTI assesses the plans/supporting information and:
 - 1. if satisfied with the plans/supporting information as submitted – endorses the plans/supporting information and the condition of approval (or element of the condition) is determined to have been met; or
 - 2. if not satisfied with the plans/supporting information as submitted – notifies the applicant accordingly
- iv. if the applicant is notified under iii.2. above, revised plans/supporting information are to be re-submitted to EDQ Development Assessment, DSDTI **within 20 business days** from the date of the notice.
- v. **within 20 business days** – EDQ Development Assessment, DSDTI assesses the revised plans/supporting information and:
 - 1. if satisfied with the revised plans/supporting information – endorses the revised plans/supporting information and the condition of approval (or element of the condition) is determined to have been met; or
 - 2. if not satisfied with the revised plans/supporting information as submitted – notifies the applicant accordingly.
- vi. if EDQ Development Assessment, DSDTI is not satisfied that compliance has been achieved within **20 business days** – repeat steps iv. and v. above. If either party is not satisfied by the outcome of this process, that party can elect to enter into a mediation process with an independent mediator agreed to by both parties.

Despite note vi. above, the condition of approval (or element of the condition) is determined to have been met only when EDQ Development Assessment, DSDTI endorses relevant plans/supporting information.

ABBREVIATIONS AND DEFINITIONS

For the purposes of interpreting the PDA Development Conditions, the following is a list of abbreviations utilised:

1. **AILA** means a Landscape Architect registered by the Australian Institute of Landscape Architects.
2. **Certification Procedures Manual** means the document titled *Certification Procedures Manual*, prepared by the Department of Infrastructure, Local Government and Planning, dated 16 October 2017 (as amended from time to time).
3. **Contributed Asset**, in accordance with the Certification Procedures Manual, means an asset constructed under a PDA development approval or Infrastructure Agreement that will become the responsibility of an External Authority. For the purposes of operational works for a Contributed Asset the following meanings apply:
 - a. **External Authority** means a public-sector entity external to the MEDQ;
 - b. **Parkland** means carrying out operational works related to the provision of parkland infrastructure
 - c. **Roadworks** means carrying out any operational works within existing and proposed road, to a depth of 1.5m measured from the top of kerb, and includes streetscape works;
 - d. **Sewer Works** means carrying out any operational works related to the provision of waste water infrastructure;
 - e. **Streetscape Works** means carrying out any operational works within the footpath of a road related to landscape treatments, including footpath surface treatments, street furniture, street lighting and street trees;
 - f. **Stormwater Works** means carrying out any operational works related to the provision of stormwater infrastructure; and
 - g. **Water Works** means carrying out any operational works related to the provision of water infrastructure.
4. **Council** means Council of the City of Gold Coast.
5. **DSDTI** means the Department of State Development, Tourism and Innovation.
6. **EDQ** means Economic Development Queensland.
7. **MEDQ** means the Minister for Economic Development Queensland.
8. **PDA** means Priority Development Area.
9. **RPEQ** means Registered Professional Engineer of Queensland.

PDA Development Conditions – Material Change of Use		
No	Condition	Timing
General		
1.	Carry out the Approved Development Carry out the approved development generally in accordance with the approved plans and documents.	Prior to commencement of use
2.	Certification of Operational Works All operational works undertaken in accordance with this approval are to comply with all requirements of and fulfil all responsibilities outlined in the <i>Certification Procedures Manual</i> .	As required by the <i>Certification Procedures Manual</i>
3.	Maintain the Approved Development Maintain the approved development (including landscaping, parking, driveways and other external spaces) generally in accordance with the approved plans and documents, and any other approval or endorsement required by these conditions.	At all times
Planning and Urban Design		
4	Sustainability a) Construct the development to achieve a minimum 5 star Green Star rating OR a minimum 5 Leaf Enviro Development rating; and b) Submit to EDQ Development Assessment, DSDTI, certification demonstrating compliance with part a) of this condition.	Prior to commencement of use
Landscape and Environment		
5	Compliance assessment – Public Streetscape Improvements a) Submit to EDQ Development Assessment, DSDTI for compliance assessment, detailed landscape plans for all proposed public streetscape works, certified by an AILA registered Landscape Architect. The detailed streetscape plans shall include, where applicable: i. a schedule of proposed standard and non-standard assets to be transferred to Council; ii. Streetscapes generally consistent with a pedestrianised boulevard treatment containing wide, unobstructed pavements, clean stemmed street trees for shade and aesthetic amenity, garden beds and appropriate street furniture; iii. Integration of the streetscape works with the landscape treatment proposed on the subject site by conditions of this approval; iv. location and type of street lighting in accordance with Australian Standard AS1158 – ‘<i>Lighting for Roads and Public Spaces</i>’; v. location and types of streetscape furniture;	a) Prior to commencement of building works

PDA Development Conditions – Material Change of Use		
No	Condition	Timing
	i. location and type of street lighting in accordance with Australian Standard AS1158 – ‘<i>Lighting for Roads and Public Spaces</i>’; ii. footpath treatments; vi. location and size of stormwater treatment devices; and vii. street trees, including species, size (semi-advanced), spacing and location generally in accordance with the Council's adopted planting schedules and guidelines. b) Construct the works generally in accordance with the endorsed plans as required under part a) of this condition. c) Submit to EDQ Development Assessment, DSDTI, ‘As Constructed’ plans and asset register in a format acceptable to Council, certified by an AILA registered Landscape Architect. d) Provide 12 months maintenance to the street trees, commencing on receipt of written confirmation from EDQ Development Assessment, DSDTI that planting is satisfactory.	b) Prior to commencement of use c) Prior to commencement of use d) As indicated
6	Compliance assessment – Landscape Works a) Submit to EDQ Development Assessment, DSDTI for Compliance Assessment, detailed landscape plans, certified by an AILA, for landscape works within the proposed development, including for the following aspects: i. the hard and soft elements of the ground level landscaped areas (Landscaping Plan Level 02), including integration of the forecourt and green edges with the streetscape works required by conditions of this approval; ii. the green roof areas (as generally shown on Landscaping Plan Level 03) iii. a feeding, watering and maintenance regime for all on-site planting, including how harvested water will be utilised; iv. planting species, pot size at the time of planting and height and width at maturity, having regard to the planting environment and envisaged growth. b) Prepare and submit to EDQ Development Assessment, DSDTI, a maintenance management strategy to maximise long term survival and growth of the green roof areas depicted on Level 03 Plan. The maintenance management strategy, must be certified by an AILA and detail the following: i. Soil profile with a minimum depth of 600mm or another minimum depth as advised by the AILA to support the approved plant species; ii. AS4419-2003 Soils for Landscape and Garden Use compliant; iii. fertilised to meet the plants specifications; iv. mulched to minimise weeds and soil moisture loss;	a) Prior to commencement of building works b) Prior to commencement of building works

PDA Development Conditions – Material Change of Use		
No	Condition	Timing
	v. well drained, with Atlantis drainage cell or equivalent; and vi. irrigated to meet the long-term needs of the plantings. c) Construct the works generally in accordance with the certified plans submitted under part a) of this condition. d) Submit to EDQ Development Assessment, DSDTI, certification by an AILA that the works have been constructed in accordance with the plans required under part a) of this condition. e) Maintain the landscaping in accordance with the maintenance strategies submitted as part of this condition	c) Prior to commencement of use d) Prior to commencement of use e) As indicated
Parking and Access		
7	Vehicular Access a) Vehicular access to the site must be provided from Bonner Street in general accordance with the approved plans and must be designed and constructed in accordance with the Council's standard drawing #05-02-301, Type 6. b) Submit to EDQ Development Assessment, DSDTI, certification by a RPEQ written evidence demonstrating that the crossovers have been provided in accordance with part a) of this condition	a) Prior to commencement of use and to be maintained b) Prior to commencement of use
8	Car Parking a) Provide a minimum of six car parking spaces, generally in accordance with the approved plans, including: i. A minimum of five spaces for visitors to the building; and ii. At least one PWD space, accessible to visitors to the building. b) Construct car parking spaces, delineated and signed generally in accordance with AS2890 – Parking Facilities, and the approved plans; c) Provide signage suitable for the occupants of the vehicles, which provides direction and wayfinding from the car parking area to the internal entry point of the building; d) Submit to EDQ Development Assessment, DSDTI, certification by a RPEQ demonstrating that the parking facilities have been provided in accordance with part a) & c) of this condition.	a) Prior to commencement of use and to be maintained b) Prior to commencement of use c) Prior to commencement of use d) Prior to commencement of use
9	Bicycle parking a) Provide bicycle parking for the development in accordance with Queensland Development Code QDC MP4.1. Including:	a) Prior to commencement of use

PDA Development Conditions – Material Change of Use		
No	Condition	Timing
	i. A minimum of 14 spaces in basement level 1; and ii. A minimum of 4 visitor spaces to be located at ground level in proximity to the food and drink outlet b) The bicycle parking facilities shall be constructed, delineated and signed generally in accordance with AS2890.3 – 1993 Bicycle parking facilities and the approved plans. c) Submit written evidence EDQ Development Assessment, DSDTI, that bicycle parking facilities have been constructed in accordance with this condition.	b) Prior to commencement of use c) Prior to commencement of use
10	End of Trip Facilities a) Provide end of trip facilities, generally in accordance with A13 of the Queensland Development Code (QDC) MP4.1, including: i. not less than 22 lockers, 2 showers, 2 water closets and 2 basins; ii. delineated and signed generally in accordance with AS2890.3 – 2015 Bicycle parking facilities and the approved plan. b) Submit to EDQ Development Assessment, DSDTI written evidence demonstrating end of trip facilities have been constructed in accordance with part a) of this condition.	a) Prior to commencement of use and to be maintained b) Prior to commencement of use
Engineering		
11	Out of hours work - Compliance Assessment a) Where out of hours work is proposed, submit to EDQ Development Assessment DSDTI, for Compliance Assessment, an out of hours work request. The out of hours work request must include: i. a duly completed out of hours work request form¹; and ii. all mandatory information stated in the out of hours work request form. b) Carry out the out of hours work endorsed under part a) of this condition.	Minimum of 10 business days prior to requested out of hours work commencement date As indicated
12	Construction Management Plan a) EDQ Development Assessment, DSDTI, a site-based Construction Management Plan (CMP), prepared by the principal site contractor, which manages construction impacts, including: i) noise and dust in accordance with the EP Act; ii) stormwater flows around and through the site without increasing the concentration of total suspended solids or	a) Prior to commencement of site works

¹ The out of hours work request form is available at <https://www.dsdmip.qld.gov.au/economic-development-qld/forms-guidelines-practice-notes.html>.

PDA Development Conditions – Material Change of Use		
No	Condition	Timing
	Prescribed Water Contaminants (as defined in the EP Act), causing erosion, creating any ponding and causing any actionable nuisance to upstream and downstream properties and structures; iii) contaminated land (as defined under the EP Act), where required under a site suitability statement prepared in accordance with section 389 of the EP Act; iv) site management: 1. for the provision of safe and functional alternative pedestrian routes, past, through or around the site; 2. to mitigate impacts to public sector entity assets, including street trees, on or external to the site; 3. for safe and functional temporary vehicular access points and frequency of use; 4. for the safe and functional loading and unloading of materials including the location of any remote loading sites; 5. for the location of materials, structures, plant and equipment; 6. of waste generated by construction activities; 7. detailing how materials are to be loaded/unloaded; 8. of proposed external hoardings and gantries (with clearances to street furniture and other public sector entity assets); 9. of employee and visitor parking areas; 10. of anticipated staging and programming; 11. for the provision of safe and functional fire exit routes including other uses on and adjoining the site; and 12. out of hours work in accordance with Chapter 8, Part 3B, Division 3 of the EP Act 13. complaint management process. b) Carry out all construction work generally in accordance with the CMP submitted and approved by EDQ Technical Services under part a) of this condition. c) Maintain a current approved CMP on site and make the CMP available for use and inspection.	b) At all times during construction c) At all times during construction
13	Construction Noise Management Plan a) Submit to EDQ Development Assessment, DSDTI, a Construction Noise Management Plan (CNMP), certified by a suitably qualified acoustic engineer. At a minimum, the CNMP must address the following sections of <i>Australian Standard AS2436-2010</i> as they relate to the site and construction activities: i) Section 3.4 – Community Relations, including schedule of activities, community notification strategy, complaints reporting and response strategies ii) Section 4.4 – Post Approval/Construction Planning for Noise and Vibration, including strategies to minimise adverse impacts to proximate sensitive land	a) Prior to commencement of site works

PDA Development Conditions – Material Change of Use		
No	Condition	Timing
	uses/receptors iii) Section 4.5 – Control of Noise at Source, including strategies to control noise at source; iv) Section 4.6 – Controlling the Spread of Noise, including noise reduction measures; and v) Section 5.0 – Methods for Measurement of Noise and Vibration, including noise measurement and monitoring strategy. b) Carry out construction work in accordance with the certified CNMP required under part a) of this condition. c) Where requested by EDQ, submit to EDQ Development Assessment, DSDTI Noise Monitoring Reports, certified by a suitably qualified person, and evidence of compliance with the community relations elements of the CNMP required under part a) of this condition.	b) At all times during construction c) As indicated
14	Traffic Management Plan a) Submit to EDQ Development Assessment, DSDTI, a Traffic Management Plan (TMP), certified by a person holding a current Traffic Management Design qualification or equivalent. The TMP must include the following: i) provision for the safe and functional management of traffic around and through the site during and outside of construction work hours; ii) provision for the safe and functional management of pedestrian traffic, including alternative pedestrian routes past, through or around the site; iii) provision of parking for workers and materials delivery; iv) risk identification, assessment and identification of mitigation measures; v) ongoing monitoring, management review and certified updates (as required); and vi) traffic control plans and/or traffic control diagrams, prepared in accordance with <i>Manual of Uniform Traffic Control Devices</i>, for any temporary part or full road closures. b) Carry out all works generally in accordance with the certified TMP submitted and approved under part a) of this condition. c) Maintain a current approved TMP on site and make the TMP available for use and inspection. <i>NOTE: Operational traffic changes, such as temporary and permanent lane modifications, relaxation of clearway zone hours or footpath closures, may require authorisation from Council or DTMR as road manager. It is recommended that applicants engage directly with the applicable road manager.</i>	a) Prior to commencement of site works b) At all times during construction

PDA Development Conditions – Material Change of Use		
No	Condition	Timing
15	Structural monitoring and vibration report a) Submit to the EDQ Development Assessment, DSDTI a Structural Monitoring and Vibration Report (SMVR), certified by a suitably qualified RPEQ [structural], including: i) the process for in-situ testing, based upon actual construction equipment, methods and onsite geotechnical conditions, to forecast expected vibration during all works, including: 1. excavation of basement and shoring; 2. new excavation; 3. installation of new foundations (i.e. piling); 4. proposed methods to mitigate and control vibration and ground movement during construction; ii) an instrumentation and monitoring plan, including drawings, frequency of monitoring, vibration limits and actions to be taken should limits be exceeded. The monitoring must commence prior to excavation, continue during excavation and construction, and finish one month after the completion of permanent works; iii) confirmation that the vibrations limits have been submitted to adjacent utility providers; iv) confirmation that Council and DTMR have reviewed and supported the monitoring procedure. v) proposed anchoring, including: 1. whether anchors are temporary or permanent; 2. anchors' lifespan; 3. consent from affected landowners and/or road managers; vi) dilapidation survey for all surrounding assets and details of on-going monitoring of these assets. b) Carry out construction work in accordance with the certified SMVR approved under part a) of this condition.	a) Prior to commencement of site works b) At all times during construction
16	Retaining Walls a) Submit to EDQ Development Assessment, DSDTI, detailed engineering plans, certified by an RPEQ, of all retaining walls 1.0m or greater in height. Retaining walls are to be generally in accordance AS4678 Earth Retaining Structures and to be designed for a minimum 50 year design life. b) Construct the works generally in accordance with the certified plans submitted under part a) of this condition. c) Submit to EDQ Development Assessment, DSDTI, certification by a RPEQ that all retaining wall works 1.0m or greater in height have been carried out generally in accordance with the certified plans submitted under part a) of this condition.	a) Prior to commencement of site works b) Prior to commencement of use c) Prior to commencement of use

PDA Development Conditions – Material Change of Use		
No	Condition	Timing
17	Filling and Excavation a) Submit to EDQ Development Assessment, DSDTI detailed earthworks plans, certified by a RPEQ [civil], and designed generally in accordance with <i>AS3798 – 2007 Guidelines on Earthworks for Commercial and Residential Developments</i>. The certified earthworks plans are to: i) include the location and finished surface levels of any cut and/or fill; ii) detail areas where dispersive soils will be disturbed, treatment of dispersive soils and their rehabilitation; iii) provide details of any areas where surplus soils are to be stockpiled; iv) detail protection measures to: 1. ensure adjoining properties and roads are not impacted by ponding or nuisance stormwater resulting from earthworks associated with the approved development; 2. preserve all drainage structures from structural loading impacts resulting from earthworks associated with the approved development; and v) where rock or ground anchors are required within adjoining road reserve(s) or land, include consents from relevant road managers, service authorities and/or landowner(s). b) Carry out the earthworks generally in accordance with the certified plans submitted under part a) of this condition. c) Submit to EDQ Development Assessment, DSDTI certification by a RPEQ that all earthworks have been carried out in generally accordance with the certified plans submitted under part a) of this condition and any unsuitable material encountered has been treated or replaced with suitable material.	a) Prior to commencement of site works b) Prior to commencement of use c) Prior to commencement of use
18	Acid sulfate soils (ASS) a) Where on-site ASS are encountered, Submit to EDQ Development Assessment, DSDTI an ASS management plan, prepared in accordance with the <i>Queensland Acid Sulfate Soil Technical Manual</i>. b) Excavate, remove and/or treat on site all disturbed ASS generally in accordance with the certified ASS management plan submitted under part a) of this condition. c) Submit to EDQ TS a validation report, certified by a suitably qualified environmental or soil scientist, confirming that all earthworks have been carried out in accordance with the ASS management plan submitted under part a) of this condition.	a) Prior to commencement of earthworks b) At all times during earthworks c) Prior to commencement of use

PDA Development Conditions – Material Change of Use		
No	Condition	Timing
19	Erosion and Sediment Management a) Submit to EDQ Development Assessment, DSDTI, an Erosion and Sediment Control Plan (ESCP), certified by a RPEQ [civil/environmental] or an accredited professional in erosion and sediment control, prepared generally in accordance with the following: i. construction phase stormwater management design objectives of the <i>State Planning Policy 2017</i> (Appendix 2 Table A); ii. <i>Healthy Land and Water Technical Note: Complying with the SPP – Sediment Management on Construction Sites</i>; iii. <i>Urban Stormwater Quality Planning Guidelines</i>, dated 2010, prepared by the former Department of Environment and Heritage Protection; and iv. <i>Best Practice Erosion and Sediment Control</i>, dated November 2008, prepared by the International Erosion Control Association Australasia (as amended from time to time). b) Implement the certified ESCP submitted under part a) of this condition.	a) Prior to commencement of site works b) At all times during construction
20	Outdoor Lighting Outdoor lighting within the development is to be designed and installed in accordance with <i>AS 4282:2019 Control of the Obtrusive Effects of Outdoor Lighting</i>.	Prior to commencement of use and to be maintained
21	Public infrastructure (damage, repairs and relocation) a) Repair any damage to existing public infrastructure caused by works carried out in association with the approved development. b) Should existing public infrastructure require repair or relocation, due to the approved development and/or works associated with the approved development, repair and/or relocate the public infrastructure at no cost to others and in accordance with statutory requirements and adopted design standards.	a) Prior to commencement of use b) Prior to commencement of use
22	Acoustic treatments to building Submit to EDQ Development Assessment, DSDTI, an Acoustic Compliance Certificate which demonstrates that the building has been designed and constructed to manage and minimise acoustic impacts from the adjoining transport corridors, in accordance with best practice, relevant acoustic requirements and Australian Standards.	Prior to commencement of use

PDA Development Conditions – Material Change of Use		
No	Condition	Timing
23	Refuse Collection a) Submit to EDQ Development Assessment, DSDTI, evidence of approved refuse collection arrangements, from Council and/or a private waste contractor, for the approved development. b) Implement the refuse collection arrangements submitted under part a) of this condition.	a) Prior to commencement of site works b) At all times
Connections to existing networks		
24	Water a) Submit to EDQ Development Assessment, DSDTI a copy of the Service Advice Notice (SAN) from Council to support the demand generated from this development is consistent with the water network masterplan. b) Connect the development to the reticulation networks for water, in accordance with Council's current adopted standards.	a) Prior to commencement of site works b) Prior to commencement of use
25	Sewer Connection a) Submit to EDQ Development Assessment, DSDTI the Service Advice Notice (SAN) from Council to support the demand generated from this development is consistent with the sewer network masterplan. b) Connect the development to the reticulation networks for sewer, in accordance with Council's current adopted standards.	a) Prior to commencement of site works b) Prior to commencement of use
26	Stormwater Connection Connect the development to a lawful point of discharge with 'no-worsening' to upstream or downstream properties for storm events up to and including the 1% Annual Exceedance Probability (AEP) event, in accordance with Council current adopted standards.	Prior to commencement of use
27	Electricity a) Submit to EDQ Development Assessment, DSDTI a Certificate of Electricity Supply for the provision of electricity supply to the approved development. b) Connect the approved development in accordance with the Certificate of Electricity Supply submitted under part a) of this condition.	a) Prior to commencement of site works b) Prior to commencement of use

PDA Development Conditions – Material Change of Use		
No	Condition	Timing
28	Telecommunications a) Submit to EDQ Development Assessment, DSDTI, documentation from an authorised telecommunication service provider confirming that an agreement has been entered into for the provision of underground telecommunication services to the approved development. b) Connect the approved development in accordance with the documentation submitted under part a) of this condition.	a) Prior to commencement of site works b) Prior to commencement of use.
29	Broadband a) Submit to EDQ Development Assessment, DSDTI written agreement, from an authorised telecommunications service provider, confirming that fibre-ready pit and pipe infrastructure designed to service the approved development can accommodate services compliant with <i>Industry Guideline G645:2017 Fibre-Ready Pit and Pipe Specification for Real Estate Development Projects</i>. b) Construct the fibre-ready pit and pipe infrastructure specified in the agreement submitted under part a) of this condition.	a) Prior to commencement of site works b) Prior to commencement of use
Surveying, land transfers and easements		
30	Easements over Infrastructure Public utility easements are to be provided, in favour of and at no cost to the grantee, over infrastructure that becomes contributed assets but is not located on land owned by the relevant authority. The terms of the easements are to be to the satisfaction of the Chief Executive Officer of the authority which ultimately is to takeover and maintain the contributed assets.	Prior to commencement of use or endorsement of a Building Format Plan, whichever occurs first
Infrastructure Charges		
31	Infrastructure Contributions Pay to the MEDQ infrastructure charges as follows: a) Should the land use commence within two years from the date land title is issued to Griffith University, or before 31 March 2025 (whichever is the latter), an amount equalling two-thirds (2/3) of the charges for sewer and water networks only, in accordance with the City of Gold Coast Charges Resolution in effect at the time the development is completed; or b) Should the timeframe specified in item a) not be met, the full amount calculated for all networks, in accordance with the City of Gold Coast Charges Resolution in effect at the time the development is completed.	Prior to the commencement of the use

STANDARD ADVICE

Please note that in order to lawfully undertake development, it may be necessary to obtain approvals other than this PDA development approval. For advice on other approvals that may be necessary in relation to your proposal, it is recommended that you seek professional advice.

Advice Note

No more than two vehicular access points to this site will be permitted, including for the development of any future stage 2.

**** End of Package ****