



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

Our ref: DEV2020/1133

2 June 2021

TF Gold Coast Pty Ltd  
C/- Urbis Pty Ltd  
Level 2, 64 Marine Parade  
SOUTHPORT QLD 4215

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

Dear Liam

**s.89(1)(a) Approval of PDA development application**

**Development Permit for Material change of use – office, health care services, child care centre, food and drink outlet and shop at 9 Nexus Way, Southport described as lot 13 on SP275512**

On 2 June 2021, pursuant to s.85(4)(b) of the *Economic Development Act 2012*, the Minister for Economic Development Queensland (MEDQ) decided to grant **all** of the PDA development application applied for, in accordance with the attached 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.dsdlgp.qld.gov.au/pda-da-applications](http://www.dsdlgp.qld.gov.au/pda-da-applications).

If you require any further information, please contact Ms Karina McGill, Senior Planner, Development Assessment, in Economic Development Queensland, by telephone on (07) 3452 7518 or at [karina.mcgill@dsdlgp.qld.gov.au](mailto:karina.mcgill@dsdlgp.qld.gov.au), who will be pleased to assist.

Yours sincerely

Beatriz Gomez  
**Director**  
**Development Assessment**  
**Economic Development Queensland**

Minister for Economic Development  
Queensland  
GPO Box 2202  
Brisbane Queensland 4001 Australia  
**Website** [www.edq.qld.gov.au](http://www.edq.qld.gov.au)  
ABN 76 590 288 697

## PDA Decision Notice – Approval

Site information		
Name of priority development area (PDA)	Parklands	
Site address	9 Nexus Way, Southport	
Lot on plan description	Lot number	Plan description
	Lot 13	SP275512
PDA development application details		
DEV reference number	DEV2020/1133	
'Properly made' date	17 August 2020	
Type of application	<input checked="" type="checkbox"/> New development involving: <ul style="list-style-type: none"> <li><input checked="" type="checkbox"/> Material change of use               <ul style="list-style-type: none"> <li><input type="checkbox"/> Preliminary approval</li> <li><input checked="" 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> <li><input type="checkbox"/> Changing a PDA development approval</li> <li><input type="checkbox"/> Extending the currency period of a PDA approval</li> </ul>	
Description of proposal applied for	Material Change of Use – Office, Health Care Services, Child Care Centre, Food and Drink Outlet and Shop	

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	2 June 2021
Currency period	6 years 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	Date
1.	Site Plan prepared by Cottee Parker Architects	SD1001 Issue 01	9/02/21
2.	Floor Plan – Basement 01 prepared by Cottee Parker Architects	SD2009 Issue 02	22/04/21 (as amended in red 28/04/21)
3.	Floor Plan – Lower Ground prepared by Cottee Parker Architects	SD2010 Issue 01	9/02/21 (as amended in red 28/04/21)
4.	Floor Plan – Ground Floor prepared by Cottee Parker Architects	SD2011 Issue 01	9/02/21 (as amended in red 28/04/21)
5.	Floor Plan – Mezzanine prepared by Cottee Parker Architects	SD2011.M Issue 2	9/02/21
6.	Floor Plan – Level 01 prepared by Cottee Parker Architects	SD2012 Issue 01	9/02/21
7.	Floor Plan – Level 02 prepared by Cottee Parker Architects	SD2013 Issue 01	9/02/21
8.	Floor Plan – Level 03 prepared by Cottee Parker Architects	SD2014 Issue 01	9/02/21 (as amended in red 28/04/21)
9.	Floor Plan – Level 04-07 Typ. prepared by Cottee Parker Architects	SD2015 Issue 01	9/02/21
10.	Floor Plan – Level 08 – Roof prepared by Cottee Parker Architects	SD2019 Issue 01	9/02/21
11.	GFA Diagrams prepared by Cottee Parker Architects	SD2804 Issue 01	9/02/21
12.	North Elevation prepared by Cottee Parker Architects	SD3001 Issue 02	7/05/21
13.	South Elevation prepared by Cottee Parker Architects	SD3002 Issue 02	7/05/21
14.	East Elevation prepared by Cottee Parker Architects	SD3003 Issue 02	7/05/21 (as amended in red 28/04/21)
15.	West Elevation prepared by Cottee Parker Architects	SD3004 Issue 02	7/05/21
16.	Sections prepared by Cottee Parker Architects	SD3101 Issue 01	9/02/21
17.	Sections prepared by Cottee Parker Architects	SD3102 Issue 02	9/02/21
18.	Sheet 01 – Landscape Overall Site Plan prepared by Element Design Landscape Architecture	MCU-01 Issue B	2/02/21

## 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	Date
19.	Sheet 02 – Ground Floor prepared by Element Design Landscape Architecture	MCU-02 Issue B	2/02/21
20.	Sheet 03 - Ground Floor prepared by Element Design Landscape Architecture	MCU-03 Issue B	2/02/21 (as amended in red 28/04/21)
21.	Sheet 04 – Level 01 prepared by Element Design Landscape Architecture	MCU-04 Issue B	2/02/21
22.	Sheet 05 – Level 02 prepared by Element Design Landscape Architecture	MCU-05 Issue B	2/02/21
23.	Sheet 06 – Level 03 prepared by Element Design Landscape Architecture	MCU-06 Issue B	2/02/21
24.	Sheet 07 – Level 04-07 prepared by Element Design Landscape Architecture	MCU-07 Issue B	2/02/21
25.	Sheet 08 – Photo Montage prepared by Element Design Landscape Architecture	MCU-08 Issue B	2/02/21
26.	Car Park Management Plan and Operational Guideline	Version 1.0	19 May 2021
Supporting plans and documents		Number	Date
1.	Traffic Engineering Report prepared by TPS Group	TPS351Rep4	18/05/21
2.	Request for Information, dated 9 April 2021 – Response to Traffic Engineering Matters prepared by TPS Group	N/A	19/04/21
3.	Environmental Noise Assessment Report prepared by TTM	20GCA0089 R01_1	9/02/21

## **PREAMBLE**

For the purpose of interpreting this approval, including the conditions, the following applies:

### **ABBREVIATIONS AND DEFINITIONS:**

The following is a list of abbreviations utilised in this approval:

**AILA** means a Landscape Architect registered by the Australian Institute of Landscape Architects.

**BFP** means Building Format Plan.

**Certification Procedures Manual** means the document titled *Certification Procedures Manual*, prepared by EDQ, dated April 2020 (as amended from time to time).

**Council** means the relevant local government for the land the subject of this approval.

**EDQ** means Economic Development Queensland.

**EDQ DA** means Economic Development Queensland's – Development Assessment team.

**EDQ TS** means Economic Development Queensland's – Technical Services team.

**EP Act** means the *Environmental Protection Act 1994*.

**IFF** means the Infrastructure Funding Framework, prepared by the Department of State Development, Tourism and Innovation, dated 1 July 2020 (as amended from time to time).

**MEDQ** means the Minister for Economic Development Queensland.

**PDA** means Priority Development Area.

**RPEQ** means Registered Professional Engineer of Queensland.

### **COMPLIANCE ASSESSMENT:**

Where a condition of this approval requires Compliance Assessment, Compliance Assessment is required in accordance with the following:

- a) The applicant must:
  - 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 EDQ Development Assessment Fees and Charges Schedule<sup>1</sup> (as amended from time to time).
  - ii) submit to EDQ DA a duly completed Compliance Assessment form<sup>2</sup>.
  - iii) submit to EDQ DA the documentation as required under the relevant condition.
- b) Where EDQ is satisfied the documentation submitted for Compliance Assessment meets the requirements of the relevant condition (or element of the condition), EDQ will endorse the documentation and advise by written notice.
- 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) applicant submits items required under a) above to EDQ DA for Compliance Assessment.
  - ii) **within 20 business days** – EDQ assesses the documentation and:
    - 1. if satisfied, endorses the documentation; or
    - 2. if not satisfied, notifies the applicant accordingly.

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<sup>1</sup> The EDQ Development Assessment Fees and Charges Schedule is available at EDQ's website.

<sup>2</sup> The Compliance Assessment form is available at EDQ's website. It sets out how to submit documentation for Compliance Assessment and how to pay Compliance Assessment fees.

- iii) if the applicant is notified under ii.2. above, revised documentation must be submitted **within 20 business days** from the date of notification.
- iv) **within 20 business days** – EDQ assesses the revised documentation and:
1. if satisfied, endorses the revised documentation; or
  2. if not satisfied, notifies the applicant accordingly.
- v) where EDQ notifies the applicant as stated under iv.2. above, repeat steps iii. and iv. 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 v. above, the condition (or element of the condition) is determined to have been met only when EDQ endorses relevant documentation.

### ***SUBMITTING DOCUMENTATION TO EDQ:***

Where a condition of this approval requires documentation to be submitted to either EDQ DA or EDQ TS, submit the documentation to:

- a) EDQ DA at: [pdadevelopmentassessment@dsmip.qld.gov.au](mailto:pdadevelopmentassessment@dsmip.qld.gov.au).
- b) EDQ TS at: [EDQ\\_PrePostConstruction@dsmip.qld.gov.au](mailto:EDQ_PrePostConstruction@dsmip.qld.gov.au).

<b>PDA Development Conditions</b>		
<b>No.</b>	<b>Condition</b>	<b>Timing</b>
<b>General</b>		
<b>1.</b>	<b>Carry out the approved development</b> Carry out the approved development generally in accordance with: a) the approved plans and documents; and b) any other documentation endorsed via Compliance Assessment as required by these conditions.	Prior to commencement of use
<b>2.</b>	<b>Maintain the approved development</b> Maintain the approved development generally in accordance with: a) the approved plans and documents; and b) any other documentation endorsed via Compliance Assessment as required by these conditions.	At all times following commencement of use
<b>3.</b>	<b>Certification of Operational Work</b> Carry out all Operational Work under this approval in accordance with the <i>Certification Procedures Manual</i> .	At all times
<b>Construction Management and Engineering</b>		
<b>4.</b>	<b>Hours of work - construction</b> Unless otherwise endorsed, via Compliance Assessment for out of hours work, construction hours for the approved development are limited to Monday to Saturday between 6:30am to 6:30pm, excluding public holidays.	During construction unless otherwise endorsed

### PDA Development Conditions

No.	Condition	Timing
5.	<p><b>Out of hours work - Compliance Assessment</b></p> <p>Where out of hours work (construction) is proposed, submit to EDQ DA, for Compliance Assessment, an out of hours work request, including the duly completed out of hours work request form (available from the EDQ website).</p>	Minimum of 10 business days prior to proposed out of hours work commencement date
6.	<p><b>Construction Management Plan (CMP)</b></p> <p>a) Submit to EDQ TS a site-based CMP prepared by the principal site contractor and reviewed by a suitably qualified and experienced person responsible for overseeing the site works, to manage construction impacts, including:</p> <ul style="list-style-type: none"> <li>i) noise and dust in accordance with the EP Act;</li> <li>ii) stormwater flows around and through the site without increasing the concentration of total suspended solids or Prescribed Water Contaminants (as defined in the EP Act), causing erosion, creating any ponding and causing any actionable nuisance to upstream and downstream properties;</li> <li>iii) contaminated land, where required under a site suitability statement prepared in accordance with section 389 of the EP Act;</li> <li>iv) complaints procedures;</li> <li>v) site management: <ul style="list-style-type: none"> <li>1. to mitigate impacts to public sector entity assets, including street trees, on or external to the site;</li> <li>2. for the safe and functional loading and unloading of materials including the location of any remote loading sites;</li> <li>3. for the location of materials, structures, plant and equipment;</li> <li>4. of proposed external hoardings and gantries (with clearances to street furniture and other public sector entity assets);</li> <li>5. of anticipated staging and programming;</li> <li>6. for the provision of safe and functional emergency exit routes; and</li> <li>7. any out of hours work as endorsed via Compliance Assessment.</li> </ul> </li> </ul> <p>b) A copy of the CMP submitted under part a) of this condition must be current and available on site.</p> <p>c) Carry out all construction work generally in accordance with the CMP submitted under part a) of this condition.</p>	<p>a) Prior to commencing work</p> <p>For parts b) and c) of this condition, during construction</p>
7.	<p><b>Erosion and Sediment Control Plan (ESCP)</b></p> <p>a) Submit to EDQ TS an ESCP, certified by a RPEQ or an accredited professional in erosion and sediment control, and prepared generally in accordance with the following:</p> <ul style="list-style-type: none"> <li>i) construction phase stormwater management design objectives of the <i>State Planning Policy 2017</i> (Appendix</li> </ul>	a) Prior to commencing work

PDA Development Conditions		
No.	Condition	Timing
	<p>2 Table A);</p> <p>ii) <i>Healthy Land and Water Technical Note: Complying with the SPP – Sediment Management on Construction Sites.</i></p> <p>b) Implement the certified ESCP submitted under part a) of this condition.</p>	<p>b) During construction</p>
8.	<p><b>Traffic Management Plan (TMP)</b></p> <p>a) Submit to EDQ TS a TMP, certified by a person holding a current Traffic Management Design qualification. The TMP must include the following:</p> <ul style="list-style-type: none"> <li>i) safe and functional temporary vehicular access points and frequency of use;</li> <li>ii) provision for the safe and functional management of traffic around and through the site during and outside of construction work hours;</li> <li>iii) provision for the safe and functional management of pedestrian traffic, including alternative pedestrian routes past, through or around the site;</li> <li>iv) provision of parking for workers, visitors and materials delivery;</li> <li>v) risk identification, assessment and identification of mitigation measures;</li> <li>vi) ongoing monitoring, management review and certified updates of the TMP, as required; and</li> <li>vii) certified traffic control plans and/or traffic control diagrams, prepared in accordance with <i>Austroads Guide to Temporary Traffic Management</i>, for any temporary part or full road closures.</li> <li>viii) Demonstrate haulage routes for transporting material to and from the site.</li> </ul> <p>b) Carry out all construction work generally in accordance with the certified TMP submitted under part a) of this condition, which is to be current and available on site.</p> <p><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 authorities. It is recommended that applicants engage directly with the applicable road authorities.</i></p>	<p>a) Prior to commencing work</p> <p>b) During construction</p>
9.	<p><b>Construction Noise Management Plan (CNMP)</b></p> <p>a) Submit to EDQ TS a 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:</p> <ul style="list-style-type: none"> <li>i) section 3.4 – Community Relations, including schedule of activities, community notification strategy, complaints reporting and response strategies;</li> <li>ii) section 4.4 – Post Approval/Construction Planning for</li> </ul>	<p>a) Prior to commencing work</p>



PDA Development Conditions		
No.	Condition	Timing
	<p>Noise and Vibration, including strategies to minimise adverse impacts to proximate sensitive land uses/receptors;</p> <p>iii) section 4.5 – Control of Noise at Source, including strategies to control noise at source;</p> <p>iv) section 4.6 – Controlling the Spread of Noise, including noise reduction measures; and</p> <p>v) section 5.0 – Methods for Measurement of Noise and Vibration, including noise measurement and monitoring strategy.</p> <p>b) Carry out construction work generally in accordance with the certified CNMP required under part a) of this condition.</p> <p>c) Where requested by EDQ, submit to EDQ TS Noise Monitoring Reports, certified by a suitably qualified acoustic engineer, and evidence of compliance with the community relations elements of the CNMP required under part a) of this condition.</p>	<p>b) During construction</p> <p>c) As requested by EDQ</p>
10.	<p><b>Structural Monitoring and Vibration Report (SMVR)</b></p> <p>a) Submit to the EDQ TS a SMVR certified by a suitably qualified RPEQ, including:</p> <p>i) the process for in-situ testing, based upon actual construction equipment, methods and onsite geotechnical conditions, to forecast expected vibration during all works, detailing:</p> <ol style="list-style-type: none"> <li>1. excavation of basement and shoring;</li> <li>2. new excavation;</li> <li>3. installation of new foundations (i.e. piling);</li> <li>4. proposed methods to mitigate and control vibration and ground movement during construction;</li> </ol> <p>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;</p> <p>iii) confirmation that the vibrations limits have been submitted to adjacent utility providers;</p> <p>iv) confirmation that the Council has reviewed the monitoring procedure for works adjacent to the road corridors;</p> <p>v) proposed anchoring, including:</p> <ol style="list-style-type: none"> <li>1. whether anchors are temporary or permanent;</li> <li>2. anchors' lifespan;</li> <li>3. consent from affected landowners and/or road managers;</li> </ol> <p>vi) dilapidation survey of surrounding assets and details of on-going monitoring of these assets.</p> <p>b) Carry out construction work in accordance with the certified</p>	<p>a) Prior to commencing work</p> <p>b) During construction</p>

PDA Development Conditions		
No.	Condition	Timing
	SMVR certified under part a) of this condition.	
11.	<p><b>Public infrastructure (damage, repairs and relocation)</b></p> <p>a) Repair any damage to existing public infrastructure caused by works carried out in association with the approved development.</p> <p>b) Where 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 the External Authority's design standards.</p> <p><i>NOTE: It is recommended applicants record their own dated photographic evidence of the condition of relevant existing public infrastructure both before and after works carried out in association with the approved development.</i></p>	<p>a) Prior to commencement of use</p> <p>b) Prior to commencement of use</p>
12.	<p><b>Excavation and basement design</b></p> <p>a) Submit to the EDQ TS an Excavation and Basement Report, certified by a RPEQ, including:</p> <ul style="list-style-type: none"> <li>i) confirmation of design and performance criteria including standards and supporting documents used for the basis of design;</li> <li>ii) the proposed basement excavation retention system achieves a factor of safety of at least 1.5, and that the proposed basement excavation/construction including any dewatering will not cause any adverse effects on the stability and integrity of the adjacent buildings, properties and infrastructure.</li> <li>i) consistency with: <ul style="list-style-type: none"> <li>1. Australian Standard AS 3798, Guidelines on Earthworks for Commercial and Residential Developments;</li> <li>2. the Geotechnical Shoring and Design Report submitted under the conditions of this approval;</li> <li>3. the Structural Monitoring and Vibration Report submitted under the conditions of this approval;</li> </ul> </li> <li>ii) locations of cut and fill, and the character of material;</li> <li>iii) quantity of fill to be deposited;</li> <li>iv) a maintenance regime for site access roads/tracks, ensuring they remain clean and free of material;</li> <li>v) existing and proposed finished levels in reference to the Australian Height Datum and extending into the adjoining properties;</li> <li>vi) mitigation measures for the protection of adjoining properties and roads from ponding and/or nuisance from stormwater;</li> <li>vii) where earthworks disturb contaminated land (as defined under the EP Act), evidence of consistency with the site suitability statement submitted under the</li> </ul>	<p>a) Prior to commencing work</p>

PDA Development Conditions		
No.	Condition	Timing
	<p>conditions of this approval; and</p> <p>viii) Detailed Design and Construction Plans, including staging, for excavation and basement design, certified by a RPEQ.</p> <p>b) Carry out excavation and basement work in accordance with the certified Detailed Design and Construction Plans submitted under part a) ix) of this condition.</p> <p>c) Submit to EDQ TS:</p> <p>i) RPEQ certification that excavation and basement work has been undertaken in accordance with part b) of this condition; and</p> <p>ii) certified 'as-constructed' drawings for the excavation and basement work carried out in accordance with part b) of this condition.</p> <p><i>NOTE: When submitting 'as constructed drawings', the preferred format is one letter/certificate listing all drawings and signed by the appropriate RPEQ for each discipline of engineering.</i></p>	<p>b) During construction</p> <p>c) Prior to commencement of use</p>
13.	<p><b>Geotechnical Shoring and Design</b></p> <p>a) Submit to EDQ TS a Geotechnical, Shoring and Design Report (GSDR), certified by a suitably qualified and experienced RPEQ. The GSDR must include:</p> <p>i) confirmation works are designed to meet the following <i>Australian Standards</i>:</p> <ol style="list-style-type: none"> <li>1. AS1726 Geotechnical Site Investigation;</li> <li>2. AS2159 Piling - Design and Installation;</li> <li>3. AS4678 Earth Retaining Structures;</li> </ol> <p>ii) a Geotechnical Investigation Plan and Geotechnical Analysis including:</p> <ol style="list-style-type: none"> <li>1. details on the stratigraphy, groundwater level, excavatability and profiling;</li> <li>2. a table detailing geotechnical design parameters used to undertake detailed design;</li> <li>3. where excavations will occur in rock, an assessment of potential defect risks (e.g. joints, fault zones, volcanic intrusions and weak zones) and mitigation measures to avoid and manage potential defect risks including impacts to adjacent buildings, structures and infrastructure;</li> </ol> <p>iii) analysis and measures to minimise impacts to existing buildings and public utilities, including:</p> <ol style="list-style-type: none"> <li>1. a dilapidation survey of buildings located within 20m of works located;</li> <li>2. an assessment of potential impacts to public utilities located within 20m of works and how potential impacts will be avoided and/or mitigated;</li> </ol> <p>iv) assessments of construction methodology impacts, including:</p>	<p>a) Prior to commencing work</p>

PDA Development Conditions		
No.	Condition	Timing
	<ol style="list-style-type: none"> <li>1. a Basement Retention and Foundation Assessment detailing key aspects of the site (e.g. rock excavatability, stability, rock and soil stress profile, seepage and dewatering assessment);</li> <li>2. critical geotechnical model sections of all excavations, with reference to the geometry of the retention systems, load and design assumptions, load cases, structural section properties/material parameters, including analysis output (e.g. moment and shear envelopes, deflections and assessment of the installation of the retention system on adjacent properties;</li> <li>3. design drawings and technical specifications, including any temporary and permanent structures;</li> <li>4. basement ground water design rationale (e.g. whether ground water is collected via a subsoil collection system and pumped including details of where ground water is pumped to).</li> <li>5. evidence that that groundwater quality has been properly analysed and evidence that it complies with ANZECC standards for groundwater quality.</li> </ol> <p>b) Construct the approved development in accordance with the GSDR certified under part a) of this condition.</p> <p>c) Submit to EDQ TS certification that shoring work has been undertaken in accordance with part b) of this condition.</p>	<p>b) During construction</p> <p>c) Prior to commencement of use</p>
14.	<p><b>Temporary rock and ground anchors</b></p> <p>a) Submit to EDQ TS a Temporary Rock and Ground Anchor Report (TRGAR), certified by a suitably qualified and experienced RPEQ, including:</p> <ol style="list-style-type: none"> <li>i. detailed engineering drawings detailing the locations and specifications of rock and ground anchors;</li> <li>ii. where rock or ground anchors encroach into adjoining road reserve(s) or land, include consents from relevant road manager(s) and/or landowner(s);</li> <li>iii. RPEQ certification confirming construction phase loads will not adversely impact adjacent buildings, structures and infrastructure. The RPEQ certification must consider the effects of the load imposed pressure bulb: <ol style="list-style-type: none"> <li>1. prior to the de-stressing of the temporary ground anchors; and</li> <li>2. upon completion of the building.</li> </ol> </li> </ol> <p>b) Construct the approved development in accordance with the certified TRGAR as required under part a) of this condition.</p> <p>c) Submit to the EDQ TS RPEQ:</p> <ol style="list-style-type: none"> <li>i) certification confirming that all rock and ground anchors</li> </ol>	<p>a) Prior to Commencing work</p> <p>b) During construction</p> <p>c) Within 20 business days of completion</p>

PDA Development Conditions		
No.	Condition	Timing
	<p>have been constructed in accordance with the TRGAR required under part a) of this condition</p> <p>ii) certified 'as-constructed' drawings and associated test documentation for all rock and ground anchors constructed in accordance with part b) of this condition. The 'as-constructed' drawings and associated test documentation must include:</p> <ol style="list-style-type: none"> <li>1. locality, site, layout and section/elevation plans depicting the anchoring system details (e.g. position, length, inclination angle, lock-off load and typical anchor block);</li> <li>2. location of all bored piers, shoring and bored piling in plan and elevation views together with shoring and bored piling details;</li> <li>3. construction methodology used during installation and the results of any tests;</li> <li>4. surveyed location of the following plotted on the shoring plan and wall sections:               <ol style="list-style-type: none"> <li>A. existing infrastructure (e.g. water, stormwater, sewer, street trees, signs and markings);</li> <li>B. existing utility services (e.g. telecommunications, electricity, and gas) and adjacent foundation details; and</li> <li>C. existing Council pipelines and maintenance holes including depths of maintenance holes and clearances to anchors.</li> </ol> </li> </ol> <p>d) Submit to EDQ TS RPEQ certification confirming that all anchors constructed in accordance with part b) of this condition have been de-stressed.</p>	<p>of work involving rock and ground anchors</p> <p>d) Prior to commencement of use or BFP endorsement, whichever occurs first</p>
15.	<p><b>Acid Sulfate Soils (ASS)</b></p> <p>a) Where on-site ASS are encountered, submit to EDQ TS an ASS management plan, prepared in accordance with the <i>Queensland Acid Sulfate Soil Technical Manual Soil Management Guidelines v4.0 2014</i> (as amended from time to time).</p> <p>b) Excavate, remove and/or treat on site all disturbed ASS generally in accordance with the ASS management plan submitted under part a) of this condition.</p> <p>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 b) of this condition.</p>	<p>a) Prior to commencement of or during earthworks</p> <p>For parts b) and c) of this condition, prior to commencement of use</p>

PDA Development Conditions		
No.	Condition	Timing
16.	<b>Vehicle access</b> a) Construct two separate vehicle crossovers on Stanley Lane which are: i) located generally in accordance with the approved plans (as amended in red); ii) independent of each other, with no overlapping of the splays (as amended in red); and iii) designed generally in accordance with Council's adopted standards for a GCCC's Car Parking, Access and Transport Integration. b) Submit to EDQ TS a RPEQ certification that the crossovers have been constructed in accordance with part a) of this condition.	For all parts of this condition, prior to the commencement of use
17.	<b>Car parking</b> a) Construct, sign and delineate car parking spaces generally in accordance with <i>Australian Standard AS2890 – Parking Facilities</i> and the approved plans. a) Provide wheel stops within all car parking spaces fronting pedestrian walkways in accordance with the approved plans, as amended in red. b) Submit to EDQ TS a RPEQ certification that parking facilities have been constructed in accordance with parts a), b) and c) of this condition.	For all aspects of this condition, prior to commencement of use
18.	<b>Tandem car parking spaces</b> Tandem car parking spaces shall be allocated to the same tenancy.	Prior to commencement of use and to be maintained
19.	<b>Visitor car parking</b> Maintain visitor car parking spaces for the Child Care Centre in accordance with the approved Car Park Management Plan and Operational Guideline.	Prior to commencement of use and to be maintained
20.	<b>Electric Vehicle Charging</b> a) Submit to EDQ DA, certification from a suitably qualified professional, that the following has been provided: i) A minimum of three electric Destination AC chargers located within dedicated short-term parking bays on the Lower Ground floor ii) At minimum of 12 additional spaces shall be provided with infrastructure suitable for the installation of electric vehicle charging stations in the future (such as conduits, cabling etc). b) The certification shall include updated plans indicating the location of the dedicated and future electric vehicle charging facilities.	For all aspects of this condition, prior to commencement of use

PDA Development Conditions		
No.	Condition	Timing
	<i>Note: Refer to EDQ Practice Note 20: Electric Vehicle Charging Infrastructure for guidance.</i>	
21.	<b>Bicycle parking</b> a) Construct, sign and delineate bicycle parking facilities generally in accordance with <i>Australian Standard AS2890.3 – 2005 Bicycle parking facilities</i> and the approved plans.  b) Submit to EDQ TS evidence demonstrating bicycle parking facilities have been constructed in accordance with part a) of this condition.	For all aspects of this condition, prior to commencement of use
22.	<b>Refuse collection</b> a) Submit to EDQ TS evidence of approved refuse collection arrangements, from Council 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 use  b) At all times following commencement of use
23.	<b>Water connection</b> Connect the approved development to the existing water reticulation network generally in accordance with the Council current adopted standards.	Prior to commencement of use
24.	<b>Sewer connection</b> Connect the approved development to the existing sewer reticulation network generally in accordance with the Council current adopted standards.	Prior to commencement of use
25.	<b>Stormwater connection</b> Connect the approved development to a lawful point of discharge with 'no-worsening' to upstream or downstream properties for storm events up to 1% Annual Exceedance Probability and generally, in accordance with Council's current adopted standards.	Prior to commencement of use
26.	<b>Electricity</b> a) Submit to EDQ TS a Certificate of Electricity Supply from Energex 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.	For all aspects of this condition, prior to commencement of use
27.	<b>Telecommunications</b> a) Submit to EDQ TS 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.	For all aspects of this condition, prior to commencement of use

PDA Development Conditions		
No.	Condition	Timing
	b) Connect the approved development in accordance with the documentation submitted under part a) of this condition.	
28.	<b>Broadband</b> a) Submit to EDQ TS 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.	For all aspects of this condition, prior to commencement of use
<b>Planning, Built Form and Urban Design</b>		
29.	<b>Sustainability and efficiency – Compliance Assessment</b> a) Submit to EDQ DA for Compliance Assessment a sustainability report prepared by a suitably qualified consultant which demonstrates how the building has been designed to meet NABERS Energy 5 Stars rating.  b) Construct the approved development generally in accordance the report endorsed under part a) of this condition.  c) Submit to EDQ DA, documentation prepared by a suitably qualified consultant, which certifies: <ol style="list-style-type: none"> <li>The construction components of the sustainability report have been achieved in accordance with part a) of this condition;</li> <li>The operational components of the sustainability report have been achieved in accordance with part a) of this condition.</li> </ol>	a) Prior to commencement of building works  b) Prior to commencement of use or BFP endorsement, whichever occurs first  c) i) Prior to commencement of use ii) within 12 months of the building achieving 75% occupancy
30.	<b>Architectural Details – Compliance Assessment</b> a) Submit to the MEDQ for Compliance Assessment detailed elevation and façade treatment drawings for all elevations, generally in accordance with the approved plans. The detailed plans are to be prepared and certified by a Registered Architect and include the following: <ol style="list-style-type: none"> <li>Detailed plans, sections and elevations at 1:50 or 1:20 scale for structural, fixed and operable elements of the façade such as balustrades, screens, doors, windows, projecting fins and planter beds / trellises. Drawings must include key dimensions and window/glazing configurations</li> <li>Roof top or building capping elements, awnings and</li> </ol>	a) Prior to making a building works application for the ground level plane



PDA Development Conditions		
No.	Condition	Timing
	<ul style="list-style-type: none"> <li>soffits</li> <li>iii. Provide visual interest to the podium levels of the eastern elevation built-to-boundary wall, as amended in red</li> <li>iv. Specify the roof material over childcare on level 3</li> <li>v. Relocate the PWD toilet on the ground floor so it is closer to the external corridor door, as amended in red</li> <li>vi. Specify the pavement finishes</li> <li>vii. One rendered perspective showing the intended finished built form</li> <li>viii. Nominate external materials, colours and finishes</li> </ul> <p>The architectural drawings must include title blocks and be cross referenced to larger scaled drawings.</p> <p>b) Submit to EDQ DA certification by a Registered Architect confirming that the building has been constructed in accordance with the approved architectural plans.</p>	<p>b) Prior to Certificate of Classification / Final Inspection Certificate or commencement of use, whichever comes first</p>
31.	<p><b>Landscape works – Compliance Assessment</b></p> <p>a) Submit to EDQ DA for Compliance Assessment, detailed landscape plans certified by an AILA generally in accordance with the approved concept plans. The detailed plans are to identify:</p> <ul style="list-style-type: none"> <li>i) Appropriate way finding signage, including to and from the lift inside the building, and other key features through the site;</li> <li>ii) Finished levels and grades demonstrating the interface between the site and the verge, including the landscaping components, retaining walls, planter boxes and the entrance foyers, including sections;</li> <li>iii) Provision of treatments on the Stanley Lane frontage that visually defines the two driveways from the rest of the verge (as amended in red);</li> <li>iv) Elevations and/or sections demonstrating the elements of the vertical landscaping including soil profiles, species and installation methods;</li> <li>v) Finishes, treatments and landscaping;</li> <li>vi) All proposed planting including plant species, pot size at time of planting, heights and widths at maturity;</li> <li>vii) Location of proposed drainage and stormwater and details all water sensitive urban design treatments;</li> <li>viii) Location and details of all irrigation devices;</li> <li>ix) Location and details of any street furniture, seating, shade structures and awnings;</li> </ul>	<p>a) Prior to commencement of landscape works</p>

PDA Development Conditions		
No.	Condition	Timing
	<ul style="list-style-type: none"> <li>x) Clear property boundaries to delineate which items are located within the road reserve or within the property boundary;</li> <li>xi) Location and details of all lighting proposed in accordance with AS4282-1997 "Control of the Obtrusive Effects of Outdoor Lighting"; and</li> <li>xii) Location and details of visitor bicycle parking spaces within the public realm areas.</li> </ul> <p>The public open space areas are designed to cater for disabled persons in accordance with AS1428.1.</p> <ul style="list-style-type: none"> <li>b) Construct the works in accordance plans approved under part a) of this condition.</li> <li>c) Provide certification from an AILA, that the works have been inspected and completed generally in accordance with part a) of this condition.</li> </ul>	<ul style="list-style-type: none"> <li>b) Prior to commencement of use</li> <li>c) Prior to commencement of use</li> </ul>
<b>32.</b>	<p><b>Landscape Maintenance Plan – Compliance Assessment</b></p> <ul style="list-style-type: none"> <li>a) Submit to EDQ DA for Compliance Assessment, a Landscape Maintenance Plan certified by an AILA which details the landscape maintenance of all works approved under condition 31 including: <ul style="list-style-type: none"> <li>i) A maintenance schedule for all landscaping;</li> <li>ii) Identify the persons responsible for maintaining landscaping.</li> </ul> </li> <li>b) Maintain the works in accordance plans approved under part a) of this condition.</li> </ul>	<ul style="list-style-type: none"> <li>a) Prior to landscape works</li> <li>b) As indicated</li> </ul>
<b>33.</b>	<p><b>Acoustic treatments – Compliance Assessment</b></p> <ul style="list-style-type: none"> <li>a) Submit to EDQ TS an updated Acoustic Report, certified by a RPEQ that includes the mechanical plant selections.</li> <li>b) Construct the development to include the acoustic treatments specified in the report endorsed under part a) of this condition.</li> <li>c) Submit to EDQ TS a RPEQ certification that the requirements of parts a) and b) of this condition have been satisfied.</li> </ul>	<ul style="list-style-type: none"> <li>a) Prior to building works application for the ground level plane</li> <li>b) During construction</li> <li>c) Prior to commencement of use</li> </ul>
<b>34.</b>	<p><b>Lighting</b></p> <p>Outdoor lighting within the site is to be designed and constructed in accordance with <i>Australian Standard AS 4282:1997 Control of the Obtrusive Effects of Outdoor Lighting</i>.</p> <p>Lighting of and around the development shall not interfere with</p>	<p>Prior to commencement of use</p>

PDA Development Conditions		
No.	Condition	Timing
	the operations of aircraft accessing the Gold Coast University Hospital or impact of the relevant pilot safety.	
Infrastructure Contributions		
36.	<b>Infrastructure Charges</b>  Pay to the MEDQ infrastructure charges in accordance with the IFF, indexed to the date of payment.  Where the application is an MCU, a certified and submitted plans to Council detailing the GFA must be provided at the time of payment.	In accordance with the IFF

### 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.

**\*\* End of Package \*\***