



Our ref: DEV2022/1305/5

4 March 2025

GCHKP Pty Ltd
C/- Urban Planning Services
Att: Mr Jack Collings
PO Box 2091
SURFERS PARADISE QLD 4217

Email: admin@urbanps.com.au

Dear Jack

Section 99 Approval - Application to Change PDA Development Approval
Material Change of Use for Health Care Services, Research and Technology Industry, Educational Establishment, Shop, Food and Drink Outlet, Hospital, Office and Car Park at 15 Frazer Street and 21 Nexus Way, Southport described as Lot 62 on SP338437 and Lot 63 on SP338437

On 4 March 2025 the Minister for Economic Development Queensland (MEDQ) decided to grant **all** of the amendment application applied for, subject to PDA development conditions set out in this PDA decision notice.

The PDA decision notice and approved plans/documents can be viewed in the MEDQ Development Approvals Register via the Department website [Current applications and approvals](#).

If you require any further information, please contact Ms Tiana Hill, Principal Planner, Development Assessment, in Economic Development Queensland, by telephone on (07) 3452 7518 or at tiana.hill@edq.qld.gov.au, who will assist.

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	15 Frazer Street and 21 Nexus Way, Southport	
Lot on plan description	Lot number	Plan description
	Lot 62	SP338437
	Lot 63	SP338437
PDA development application details		
DEV reference number	DEV2022/1305/5	
'Properly made' date	29 November 2024	
Type of application	☐ PDA development application for: ☐ Material change of use ☐ Preliminary approval ☐ Development permit ☐ Reconfiguring a lot ☐ Preliminary approval ☐ Development permit ☐ Operational work ☐ Preliminary approval ☐ Development permit ☒ Application to change PDA development approval ☐ Application to extend currency period	
Description of proposal applied for	Material change of use - Health Care Services, Research and Technology Industry, Educational Establishment, Shop, Food and Drink Outlet, Hospital, Office and Car Park	
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 The approval is for: - Updating Architectural Drawings - Updating Supporting Technical Reports	
Original Decision date	30 May 2023	
1 st Change to approval date	29 April 2024	
2 nd Change to approval date	4 March 2025	
Currency period	6 years from the original decision date	

Assessment Team	
Assessment Manager (Lead)	Tiana Hill, Principal Planner
Manager	Leila Torrens, Manager
Engineer	Amna Rehan, Engineer
Delegate	Beatriz Gomez, Director

Approved plans and documents

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

Approved plans and documents		Number	Date
1.	Site Plan, prepared by Kris Kowalski Architects	1793 DA_0101 Rev D	14.11.2024
2.	GFA Summary, prepared by Kris Kowalski Architects	1793 DA_0141 Rev D	17.09.2024
3.	Basement 2, prepared by Kris Kowalski Architects	1793 DA_1098 Rev D	17.09.2024
4.	Basement 1, prepared by Kris Kowalski Architects	1793 DA_1099 Rev E	18.09.2024
5.	Level 1, prepared by Kris Kowalski Architects	1793 DA_1100 Rev E	18.09.2024 Amended in red on 12.02.2025
6.	Level 2, prepared by Kris Kowalski Architects	1793 DA_1101 Rev D	17.09.2024
7.	Level 3, prepared by Kris Kowalski Architects	1793 DA_1102 Rev C	09.09.2024
8.	Level 4, prepared by Kris Kowalski Architects	1793 DA_1103 Rev D	20.01.2025
9.	Level 5, prepared by Kris Kowalski Architects	1793 DA_1104 Rev C	09.09.2024
10.	Level 6, prepared by Kris Kowalski Architects	1793 DA_1105 Rev C	09.09.2024
11.	Level 7 – Service Deck, prepared by Kris Kowalski Architects	1793 DA_1106 Rev D	14.11.2024
12.	Level 8 – Solar Panel Deck, prepared by Kris Kowalski Architects	1793 DA_1107 Rev D	14.11.2024
13.	Elevation West – Hill St, prepared by Kris Kowalski Architects	1793 DA_1201 Rev E	20.01.2025
14.	Elevation North – Frazer St, prepared by Kris Kowalski Architects	1793 DA_1202 Rev E	20.01.2025
15.	Elevation East, prepared by Kris Kowalski Architects	1793 DA_1203 Rev E	20.01.2025

16.	Elevation South, prepared by Kris Kowalski Architects	1793 DA_1204 Rev E	20.01.2025
17.	Section A, prepared by Kris Kowalski Architects	1793 DA_1301 Rev D	14.11.2024
18.	Section B, prepared by Kris Kowalski Architects	1793 DA_1302 Rev F	14.11.2024
19.	Hills St / Frazer St, Southport – Statement of Landscape Intent, prepared by place design group.	1521032 Rev I	17 Sep 2024
20.	Environmental Noise Assessment Report - Proposed Commercial Development at Site 6B Corner of Hill Street and Frazer Street, Southport, on behalf of Niecon Developments Pty Ltd, prepared by TTM	20GCA0143 R01_6 Revision 6	11.09.2024
21.	Engineering Infrastructure Report, prepared by OSKA Consulting	OSK5172-0004-I Revision I	23.09.2024
22.	Conceptual Stormwater Management Plan, prepared by OSKA Consulting	OSK5172-0003-I Revision I	23.09.2024
23.	Waste Management Plan - Lumina Corner Hill Street and Frazer Street Southport, prepared by MRA Environmental	V.10	23.09.2024 Amended in red on 12.02.2025
24.	Minor Change Traffic Assessment Letter, prepared by Bitzios Consulting	P6293.003L	23.09.2024
Plans and documents previously approved on 30 May 2023		Number	Date
25.	Traffic Impact Assessment - Gold Coast Health & Knowledge Precinct Parklands PDA Southport, prepared by Bitzios Consulting	P5363.008R GCHKP Southport TIA	22.03.2023, Amended in red on 25.05.2023

Preamble, Abbreviations, and Definitions

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.

BASIC (SLOW) CHARGERS means an electric vehicle charging facility on a dedicated electrical circuit, typically used in long park situations such as dwellings and workplaces. Basic (slow) EV chargers use AC (240 volts) power and require a minimum 20 Amps, as well as installation of an Electric Vehicle Supply Equipment (EVSE) unit capable of supplying up to 7kW of power.

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

CONTRIBUTED ASSET 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 definitions apply:

- a) **External Authority** means a public-sector entity other than the MEDQ;
- b) **Parkland** means carrying out operational work related to the provision of parkland infrastructure;
- c) **Roadworks** means carrying out any operational work within existing or proposed road(s), to a depth of 1.5m measured from the top of kerb, and includes Streetscape Works;
- d) **Sewer Works** means carrying out any operational work related to the provision of wastewater infrastructure;
- e) **Streetscape Works** means carrying out any operational work within the verge of a road, including footpath surface treatments, street furniture, street lighting and landscaping;
- f) **Stormwater Works** means carrying out any operational work related to the provision of stormwater infrastructure; and
- g) **Water Works** means carrying out any operational work related to the provision of water infrastructure.

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 IS means Economic Development Queensland's – Infrastructure Solutions 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 Schedule¹ (as amended from time to time).
 - ii) submit to EDQ DA a duly completed Compliance Assessment form².
 - iii) submit to EDQ DA the documentation as required under the relevant condition.

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

² 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.

- 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.
 - 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 IS, use the following email addresses:

- a) EDQ DA: pdadevelopmentassessment@edq.qld.gov.au
- b) EDQ IS: PrePostConstruction@edq.qld.gov.au

PDA Development Conditions

Ref	Condition	Timing
General		
1.	Carry out the approved development 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

PDA Development Conditions		
Ref	Condition	Timing
2.	Maintain the approved development 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
Planning and design		
3.	Land use – Food and drink outlet and Shop a) A Food and drink outlet and / or a Shop may only be established within tenancies 206 on Level 2, 304 and 305 on Level 3, as shown on the approved drawings. <i>Note: This condition does not limit the other approved land uses from establishing within the above-mentioned tenancies.</i>	At all times
4.	Interface between building and the adjoining publicly accessible space – compliance assessment a) Submit to EDQ DA for compliance assessment details of the fill and any drainage infrastructure to be utilised within Lot 63 on SP338437 (as indicated on Section A, prepared by Kris Kowalski Architects ref. 1793 DA_1301, Rev D dated 14/11/2024, certified by a suitably qualified RPEQ. The following requirements are to be satisfied: i. The fill is to be selected to support landscape works within the publicly accessible space to the south of the development (by others); ii. Any drainage infrastructure is to ensure that: A. Structural integrity is not compromised for: • the basement associated with the approved development; • the development of the adjoining site (subject to development permit DEV2022/1310); and • the publicly accessible space. B. The drainage infrastructure does not require disturbance to the publicly accessible green space in the event of damage / maintenance issues. iii. Documentation to satisfy the above requirements is to be prepared by a RPEQ. Inter alia, the following information is to be provided to support the assessment of the above requirements: • Provide details of any balustrading along the outdoor seating at the upper ground floor of the approved development, where necessary due to level changes; and iv. Provide a series of cross sections between the approved building and publicly accessible scape to the south of the development	a) Prior to the commencement of works for the publicly accessible space

PDA Development Conditions		
Ref	Condition	Timing
	of conduits, cable trays and/or wiring from car park distribution boards to individual parking spaces; ii) Install Basic (slow) EVSE chargers to a minimum of 4% of all parking bays; iii) Design electric vehicle charging to be capable of electrical load control to manage the development's electricity demand profile in the context of the network supply profile; iv) Design electric vehicle charging to provide fire retardance and ventilation. b) Submit to EDQ IS, certified evidence from a suitably qualified and experienced electrical engineer, that the electric vehicle readiness required by parts a) of this condition has been provided.	b) Prior to commencement of use
9.	Landscape design – compliance assessment Submit to EDQ DA detailed landscape plans for compliance assessment, prepared and certified by an AILA Registered Landscape Architect with experience in the design and maintenance of landscaping on buildings. The detailed landscape plans are to be generally in accordance with the approved plans, show all materials and finishes for the development, and address / include the following: <i>Updated landscape design package</i> i. Provide an updated landscape design package that includes all architectural design changes made since the preparation of the Statement of Landscape Intent, prepared by Place Design Group, dated 17 September 2024 <i>Planting – generally</i> ii. Provide details, locations, pot size and all plant species to be utilised in the podium and façade landscape. iii. Ensure that the amount of sunlight available is addressed for each planting location. iv. Demonstrate suitability of plant species on podium levels adjoining the site to the south-east. <i>Planters</i> v. Provide podium planter details demonstrating the following minimum soil / media depths can be achieved within the internal part of the planters: A. Ground covers with a mature height of 200mm or less – minimum 300mm; B. Ground covers with a mature height of 200mm or more – suitable depth to support plant growth and longevity, as per media depth requirements established through compliance assessment;	Prior to commencement of above ground works

PDA Development Conditions		
Ref	Condition	Timing
	C. Shrubs with a mature height of 200mm or more – minimum 500mm; D. Trees – 1,200-1,500mm, suited to support the health and longevity the selected tree species, as determined through the compliance assessment process. vi. Provide internal widths associated with all planters, with demonstrable alignment between plant species and the width of the planters. vii. Provide specifications of planter design, including media types (including Horizon A and B) that are suitable for planting on built structures, irrigation system, filtration and drainage elements, root barriers, water proofing, and any other relevant elements. <i>Façade planting</i> viii. Where any planting is proposed to grow on facades, provide details about the planting and maintenance of the plants to be planted on top of the awning, as well as any arrangements for climbers to grow over the façade, including: A. Structure – details of all elements attached to structure to support plant growth / climbing. B. Media type – specification of light-weight media suitable for vertical planting on built structures. C. Media volume – designed to achieve and maintain suitable organic matter, nutrient and water balance to sustain vegetation. D. Maintenance – specifications of where planters are located within the awning or adjoining structures, as well as arrangements for accessing, maintaining and replacing plants. <i>Irrigation and maintenance details</i> ix. Provide design details for all irrigation and maintenance which demonstrate the planting will achieve and maintain suitable organic matter, nutrients and water balance to establish and sustain vegetation. <i>Note: EDQ may seek specialist landscape architectural input to review the development's compliance with the above requirements. To remove any doubt, this includes but is not limited to a review of the assumptions made by the RPEQ structural engineer responsible for complying with part a) of this condition.</i>	
10.	Landscape works – construction and maintenance Construct and maintain the landscape works in accordance with the drawings and documents endorsed under Condition 9.	During construction and ongoing

PDA Development Conditions		
Ref	Condition	Timing
11.	Existing street trees – retention and protection a) Identify, retain, and protect all existing street trees, excluding those endorsed for removal (if necessary) under condition 12 of this development permit. b) Install tree protection measures in accordance with Australian Standard – AS4970 Retention of Trees on Development Site. There must be no excavation, filling or storage of materials or plant within the drip line of the tree(s). Where works are within the canopy drip line of existing street trees, contact City of Gold Coast (Parks and Recreational Services Branch) in relation to the required provision of protection measures, and undertake all works in accordance with the requirements specified by Council. c) Maintain protection measures at all times during construction and while the development is occurring. d) Should pruning works or ground disturbance works be required within the tree protection and management area shown on the approved plans, ensure: i. A suitably qualified and experienced arborist supervises and/or undertakes the works and takes all reasonable steps to ensure no irreversible harm occurs to the trees; and ii. Works are carried out in accordance with the requirements of Australian Standard 4373 – Pruning of Amenity Trees. e) Remove protection measures prior to the commencement of the use. <i>Note: If fencing is required to protect street trees, a permit to temporarily occupy the footpath may be required from City of Gold Coast Council.</i>	a) At all times b) Prior to works occurring, and then at all times c) Prior to any works commencing, and then at all times d) During construction e) As stated
12.	Replacement street tree adjoining the north-eastern corner of the premises – if required a) Should the street tree adjoining the proposed crossover be required to be removed due to detailed design of the vehicle access crossover, enter into an agreement with the City of Gold Coast (Parks and Recreational Services Branch) regarding the removal and replacement of the tree within the adjoining road verge. The agreement must detail the species (to be identical to others in the street), locations, stock size at time of installation, installation, passive irrigation arrangements, and maintenance of the required replacement street trees.	a) Prior to the removal of the relevant tree, if required

PDA Development Conditions		
Ref	Condition	Timing
	b) Provide to EDQ DA a copy of the agreement required by item a) of this condition, endorsed by the City of Gold Coast (Parks and Recreational Services Branch). c) Implement the endorsed agreement required by item a) of this condition. d) Maintain protection measures for new street tree during construction/while development is occurring and remove protection measures prior to the commencement of the use <i>Note: Replacement street trees should not be planted until all utilities have been installed and building works immediately adjacent the tree planting locations have been completed.</i>	b) Prior to the commencement of any works or removal of any existing street trees c) Prior to commencement of use d) As stated
13.	Advertising devices – compliance assessment a) Submit to EDQ DA for compliance assessment details of any advertising devices proposed on the approved built form that are not exempt development. Any application for compliance assessment of operational works (advertising device/s) is to address the requirements specified in section 3.3.2 of the Parklands PDA Development Scheme and the relevant provisions of the Gold Coast City cited by the Development Scheme. b) Install and maintain signage in accordance with the exemptions specified in the Parklands PDA Development Scheme Schedule 1, or the compliance assessment approval issued under part a) of this condition.	a) Prior to the installation of any signage requiring compliance assessment b) At all times
14.	Commercial food and cooking air emissions Ensure that any food and cooking odour is discharged away from sensitive uses, ventilation intakes, the publicly accessible area to the south of the site, with exhaust vent outlets designed to: a) Discharge vertically and not directly towards the publicly accessible space adjoining the site. b) Be separated by a minimum of 6m from any air intake for the building. c) Does not cause an odour or air emission which is detectable and disturbing at a sensitive use.	Prior to the commencement of the use and then to be maintained
Construction management		
15.	Hours of work - construction 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,	During construction unless otherwise endorsed

PDA Development Conditions		
Ref	Condition	Timing
	excluding public holidays.	
16.	Out of hours work - compliance assessment Where out of hours work is proposed, submit to EDQ IS for compliance assessment an out of hours work request. The out of hours work request must include a duly completed out of hours work request form ³ .	Minimum of 10 business days prior to proposed out of hours work commencement date
17.	Certification of operational work Carry out all Operational Work under this approval in accordance with the <i>Certification Procedures Manual</i> .	At all times
18.	Construction management plan a) Submit to EDQ IS a site-based Construction Management Plan (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: 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 Prescribed Water Contaminants (as defined in the EP Act), causing erosion, creating any ponding and causing any actionable nuisance to upstream and downstream properties; iii) contaminated land, where required under a site suitability statement prepared in accordance with section 389 of the EP Act; iv) complaints procedures; v) aircraft warning lights fitted to the highest part of on-site cranes, in the interest of the safe operation of the Gold Coast University Hospital Emergency Medical Service Helipad; vi) 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;	a) Prior to commencing work

³ The out of hours work request form is available at EDQ's website.

PDA Development Conditions		
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	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 emergency exit routes; and 12. any out of hours work as endorsed via Compliance Assessment. b) A copy of the CMP submitted under part a) of this condition must be current and available on site. c) Carry out all construction work generally in accordance with the CMP submitted under part a) of this condition.	b) During construction c) During construction
19.	Construction noise management plan a) Submit to EDQ IS 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: • section 3.4 – Community Relations, including schedule of activities, community notification strategy, complaints reporting and response strategies • section 4.4 – Post Approval/Construction Planning for Noise and Vibration, including strategies to minimise adverse impacts to proximate sensitive land uses/receptors • section 4.5 – Control of Noise at Source, including strategies to control noise at source; • section 4.6 – Controlling the Spread of Noise, including noise reduction measures; and • section 5.0 – Methods for Measurement of Noise and Vibration, including noise measurement and monitoring strategy. b) Carry out construction work generally in accordance with the certified CNMP required under part a) of this condition. c) Where requested by EDQ, submit to EDQ IS 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.	a) Prior to commencing work b) During construction c) As requested by EDQ
20.	Erosion and sediment management a) Submit to EDQ IS an Erosion and Sediment Control Plan (ESCP), certified by a RPEQ or an accredited professional in erosion and sediment control, and prepared generally in accordance with the following:	a) Prior to commencing work

PDA Development Conditions		
Ref	Condition	Timing
	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>. b) Implement the certified ESCP submitted under part a) of this condition.	b) During construction
21.	Traffic management plan a) Submit to EDQ IS a Traffic Management Plan (TMP), certified by a person holding a current Traffic Management Design qualification. 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>Austroads Guide to Temporary Traffic Management</i>, for any temporary part or full road closures. 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. <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 commencing work b) During construction
22.	Structural monitoring and vibration report a) Submit to the EDQ IS a Structural Monitoring and Vibration Report (SMVR), certified by a suitably qualified RPEQ, 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, detailing: 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;	a) Prior to commencing work

PDA Development Conditions		
Ref	Condition	Timing
	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) proposed anchoring, including: 1. whether anchors are temporary or permanent; 2. anchors' lifespan; 3. consent from affected landowners and/or road managers; v) dilapidation survey of surrounding assets and details of on-going monitoring of these assets. b) Carry out construction work in accordance with the certified SMVR certified under part a) of this condition.	b) During construction
23.	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) 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. <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>	a) Prior to commencement of use b) Prior to commencement of use
24.	Acid sulfate soils (ASS) a) Where on-site ASS are encountered, submit to EDQ IS 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). 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. c) Submit to EDQ IS 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.	a) Prior to commencement of or during earthworks b) Prior to commencement of use c) Prior to commencement of use

PDA Development Conditions		
Ref	Condition	Timing
25.	Groundwater management strategy a) Should ground water be encountered, submit to EDQ IS a Groundwater Management Strategy (GMS), certified by a suitably qualified and experienced person, incorporating at a minimum: i) strategies for managing groundwater during all works phases; ii) an assessment of the groundwater conditions to determine appropriate construction management procedures, including modelling in accordance with <i>Australian Groundwater Modelling Guidelines</i>, 2012; iii) strategies for a situation where the groundwater inflow is excessive and additional pumping is required (i.e. cut-off drain); iv) details of the extent of drawdown including plots of groundwater contours and proposed mitigation measures to reduce the impact of drawdown on existing or future infrastructure and structures (i.e. buildings and services); v) strategies for the collection and treatment of stormwater to ensure the stormwater discharge conforms with current <i>Australian and New Zealand Environment and Conservation Council Guidelines</i>; vi) confirmation that the GMS has been prepared with reference to the relevant documentation prepared in accordance with other related conditions of this approval and; vii) consideration of the basement concept design approved under condition 27. b) Construct the approved development in accordance with the GMS submitted under part a) of this condition.	a) Prior to commencing work b) During construction
Engineering		
26.	Earthworks a) Submit to EDQ IS detailed earthworks plans, certified by a RPEQ, and designed generally in accordance with: i) <i>Australian Standard AS3798 – 2007 Guidelines on Earthworks for Commercial and Residential Developments</i>; ii) The approved documents and drawings; iii) The basement concept design approved under condition 30. The certified earthworks plans are to: i) include a geotechnical soils assessment of the site; ii) accord with the Erosion and Sediment Control Plans, as required by this development permit; iii) include the location and finished surface levels of any cut and/or fill; iv) detail areas where dispersive soils will be disturbed, treatment of dispersive soils and their rehabilitation;	a) Prior to commencing earthworks

PDA Development Conditions		
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	v) provide details of any areas where surplus soils are to be stockpiled; vi) 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 vii) where rock or ground anchors are required within adjoining road or land, include consents from relevant road manager(s) and/or landowner(s). b) Carry out earthworks generally in accordance with the certified plans submitted under part a) of this condition. c) Submit to EDQ IS RPEQ certification that: i) all earthworks have been carried out generally in accordance with the certified plans submitted under part a) of this condition; and ii) any unsuitable material encountered has been treated or replaced with suitable material.	b) Prior to commencement of use c) Prior to commencement of use
27.	Basement concept design - compliance assessment Submit to EDQ IS for compliance assessment, a concept design for the excavation and basement design, including the foundation details, piles, retention structures and any ground anchoring. The concept design is to be certified by a suitably qualified and experienced RPEQ, specialised in structural and geotechnical engineering.	Prior to the commencement of site works and submission under conditions 25, 26, 28, 29, 30
28.	Geotechnical engineering – compliance assessment a) Submit to EDQ IS for compliance assessment a Geotechnical, Shoring and Design Report (GSDR), certified by an experienced RPEQ. The GSDR must include: i) confirmation works are designed to meet the following <i>Australian Standards</i>: 1. <i>AS1726 Geotechnical Site Investigation</i>; 2. <i>AS2159 Piling - Design and Installation</i>; 3. <i>AS4678 Earth Retaining Structures</i>; ii) a Geotechnical Investigation Plan and Geotechnical Analysis including: 1. details on the stratigraphy, groundwater level, excavatability and profiling; 2. a table detailing geotechnical design parameters used to undertake detailed design; 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	a) Prior to commencing work

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	impacts to adjacent buildings, structures and infrastructure (existing and future); 4. recommended measures for the proposed site-based earthworks, including basement excavation that ensures a factor of safety 1.5 against all types of geotechnical stabilities; 5. recommend suitable option for basement retention works; iii) analysis of groundwater hydrology, including: 1. considerations of seasonality, tidal effects, possible fractured ground at depth 2. impact of dewatering and potential drawdown effects of construction and/or changed water table levels during demolition 3. temporary decommissioning of basement pumps, all construction phases and the ultimate development; 4. identification of measures to maintain the water quality discharged by basement pumps, in accordance with the relevant standard(s); iv) analysis and measures to minimise impacts to existing buildings and public utilities, including: 1. a dilapidation survey of buildings located within 20m of works; 2. an assessment of potential impacts to public utilities located within 20m of works and how potential impacts will be avoided and/or mitigated; v) assessments of construction methodology impacts, including: 1. a Basement Retention and Foundation Assessment detailing key aspects of the site (e.g. rock excavatability, stability, rock and soil stress profile, groundwater modelling, seepage and dewatering assessment); 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, changes to stress and groundwater levels during temporary and permanent stages of work). Include reasonable assumptions on ultimate future development within the remaining part of the subject lot; 3. design drawings and technical specifications, including any temporary and permanent structures; 4. groundwater chemistry assessment and proposed on-site treatment prior to discharge from site; 5. basement ground water design rationale (e.g. clarifying whether basements are fully tanked, designed for full hydrostatic groundwater pressure, whether ground water is collected via a subsoil collection system and	

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	pumped including details of where ground water is pumped to). 6. evidence that that groundwater quality has been properly analysed and evidence that it complies with ANZECC standards for groundwater quality. vi) an analysis of the durability aspects for buried concrete and reinforcement of areas that will be incorporated into the approved development. vii) analysis and measures to minimise impacts associated with the approved development on adjoining future development outside the extent of the approved building and basement, to ensure orderly development of adjoining buildings/lots, including consideration of soil/structure interaction, loading and short-term/long-term displacement and settlement. viii) consideration of the basement concept design approved under condition 27. b) Submit to EDQ IS a statement prepared by a suitably qualified and experienced structural engineer to endorse part a) vii) of the GSDR. c) Construct the approved development in accordance with the GSDR certified under parts a) and b) of this condition.	b) Prior to commencing work c) During construction
29.	Excavation and basement design – compliance assessment a) Submit to the EDQ IS for compliance assessment an Excavation and Basement Report, certified by both an RPEQ specialising in geotechnical engineering and an RPEQ specialising in structural engineering, including: i) confirmation of design and performance criteria including standards and supporting documents used for the basis of design; ii) consistency with: 1. <i>Australian Standard AS 3798, Guidelines on Earthworks for Commercial and Residential Developments</i>; 2. the Geotechnical Shoring and Design Report required by the conditions of this development permit; 3. the Structural Monitoring and Vibration Report required by the conditions of this development permit; 4. the Rock and Ground Anchor Report required by the conditions of this development permit; 5. The basement concept design approved under the requirements of this development permit. iii) Confirmation the basement is designed and will be constructed to accommodate reasonable assumptions of the loading of the future development of the land above it and adjacent to it. This includes but is not limited to the potential loading from shelters, pavements, furniture,	a) Prior to commencing work

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	mature trees / vegetation, high – quality soil, rain water tanks, maintenance vehicles, construction vehicles and temporary loading during construction. iv) locations of cut and fill, and the character of material; v) quantity of fill to be deposited; vi) a maintenance regime for site access roads/tracks, ensuring they remain clean and free of material; vii) existing and proposed finished levels in reference to the Australian Height Datum and extending into the adjoining properties; viii) mitigation measures for the protection of adjoining properties and roads from ponding and/or nuisance from stormwater; ix) Detailed Design and Construction Plans, including staging, for excavation and basement design in accordance with part a) of this condition and certified by an RPEQ specialised in structural engineering. b) Carry out excavation and basement work in accordance with the certified Detailed Design and Construction Plans submitted under part a) of this condition. c) Submit to EDQ IS: i) certification that excavation and basement work has been undertaken in accordance with part b) of this condition; and ii) certified 'as-constructed' drawings for the excavation and basement work carried out in accordance with part b) of this condition. d) Submit to EDQ IS certification from a RPEQ specialised in geotechnical engineering confirming that the constructed basement works have achieved a factor of safety of 1.5 against all types of geotechnical (slope stability, sliding and retention) failures, or higher factor as determined necessary by the RPEQ. The relevant calculations determining the factor of safety must be provided with the certification. <i>Note:</i> • 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. • Where this condition refers to consistency / compliance with other documents required by the conditions of this development permit, the documents are to be identified through the headings and wording in conditions other than this condition.	b) During construction c) Prior to commencement of use d) Immediately after completion of works
30.	Temporary rock and ground anchors and basement support – compliance assessment a) Submit to EDQ IS for compliance assessment a Temporary Rock and Ground Anchor Report (TRGAR), certified by a suitably qualified and experienced RPEQ, including:	a) Prior to Commencing work

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	(i) Detailed engineering drawings detailing the locations and specifications of rock and ground anchors; (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); (iii) Confirmation that no permanent rock and ground anchors (or other structural elements) are located beyond the boundary of Lot 62 on SP338437 and that no support elements are reliant upon the contribution of ground for support beyond this basement wall in the permanent case (i.e. post de-tensioning if relevant) unless otherwise agreed in writing by EDQ. (iv) Details of the proposed basement support solution along all walls, including the full extent of the north-eastern basement wall. (v) 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: 1. prior to the de-stressing of the temporary ground anchors; and 2. upon completion of the building. (vi) Consideration of the basement concept design approved under the requirements of this development permit.	
	b) Construct the approved development in accordance with the certified TRGAR as required under part a) of this condition.	b) During construction
	c) Submit to the EDQ IS RPEQ: (i) certification confirming that all rock and ground anchors have been constructed in accordance with the TRGAR required under part a) of this condition. (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: 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); 2. location of all bored piers, shoring and bored piling in plan and elevation views together with shoring and bored piling details; 3. construction methodology used during installation and the results of any tests; 4. surveyed location of the following plotted on the shoring plan and wall sections: A. existing infrastructure (e.g. water, stormwater, sewer, street trees, signs and markings);	c) Within 20 business days of completion of work involving rock and ground anchors

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	B. existing utility services (e.g. telecommunications, electricity, and gas) and adjacent foundation details; and C. existing Council pipelines and maintenance holes including depths of maintenance holes and clearances to anchors. d) Submit to EDQ IS RPEQ certification confirming that all anchors constructed in accordance with part b) of this condition have been de-stressed.	d) Prior to commencement of use
31.	Retaining walls a) Submit to EDQ IS detailed engineering plans, certified by a RPEQ, of any retaining walls 1m or greater in height. Retaining walls must be: - certified to achieve a minimum 50-year design life; - designed generally in accordance with <i>Australian Standard AS4678 – Earth Retaining Structures</i> and relevant material standards (e.g. <i>AS3600 – Concrete Structures</i>); - located and designed generally in accordance with the approved documents and drawings. b) Construct retaining walls generally in accordance with the certified plans required under part a) of this condition. c) Submit to EDQ IS certification from an RPEQ that all retaining wall works 1.0m or greater in height have been constructed generally in accordance with the certified plans submitted under part a) of this condition.	a) Prior to commencing building works relating to the construction of the retaining wall b) Prior to commencement of use c) Prior to commencement of use
32.	Vehicle access – compliance assessment a) Submit to EDQ IS for compliance assessment detailed drawings of the vehicle access, certified by a RPEQ, specialised in traffic engineering addressing the following requirements: - demonstrating safe movement of all ingress and egress vehicles including all of the relevant swept path analysis for sites 6E and 6B; - The technical memo is to address pedestrian safety and recommend appropriate mitigation measures to ensure pedestrian safety in crossing the access driveway; and - The technical memo is to address the local law regarding vehicular access. b) Should any part of the driveway encroach on to part of the road verge in front of Lot 6E, submit to EDQ IS landowners' consent from the owner of Lot 6E accepting that the driveway for Lot 6B will constrain positioning of the driveway for Lot 6E adjacent to the common boundary between Lot 6B and 6E. c) Construct the vehicle access in accordance with the documentation approved under part a) of this condition.	a) Prior to the construction of the access cross over b) Prior to the construction of the access cross over c) During construction

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	d) Submit to EDQ IS RPEQ certification that the crossover has been constructed in accordance with part a) of this condition.	d) Prior to commencement of use
33.	Car parking – design and construction a) Construct, sign and delineate car parking spaces generally in accordance with <i>Australian Standard AS2890 – Parking Facilities</i> and the approved plans. b) Submit to EDQ IS RPEQ certification that parking facilities have been constructed in accordance with part a) of this condition.	a) Prior to commencement of use b) Prior to commencement of use
34.	Car parking – ongoing operation Maintain the use of the car parking within the premises exclusively for the approved development, including any ancillary use. Only parking identified as visitor car parks on the approved drawing entitled 'Basement 1 (dated 18.09.24, prepared by Kris Kowalski Architects) may be used by the general public.	At all times
35.	Bicycle parking a) Construct, sign and delineate bicycle parking facilities generally in accordance with <i>Australian Standard AS2890.3 – 1993 Bicycle parking facilities</i> and the approved plans. b) Submit to EDQ IS evidence demonstrating bicycle parking facilities have been constructed in accordance with part a) of this condition.	a) Prior to commencement of use b) Prior to commencement of use
36.	Water connection Connect the approved development to the existing water reticulation network generally in accordance with City of Gold Coast current adopted standards.	Prior to commencement of use
37.	Sewer connection Connect the approved development to the existing sewer reticulation network generally in accordance with City of Gold Coast current adopted standards.	Prior to commencement of use
38.	Stormwater connection Submit to EDQ IS evidence to demonstrate that the development is connected to a lawful point of discharge, with measures in place to achieve the following outcomes: i. No worsening of impacts to upstream or downstream properties for storm events up to 1% Annual Exceedance Probability; ii. No direct discharge of water onto the publicly accessible space located to the south of the development.	Prior to commencement of use

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	iii. Discharge from all awnings to a lawful point of discharge. iv. Compliance with Council's current adopted standards.	
39.	Stormwater management (quantity) a) Submit to EDQ IS detailed engineering drawings and hydraulic calculations, certified by a RPEQ, for the stormwater drainage system, designed generally in accordance with <i>PDA Guideline No. 13 Engineering Standards – Stormwater Quantity</i>. b) Construct stormwater works generally in accordance with the certified plans submitted under part a) of this condition. c) Submit to EDQ IS "as constructed" plans, certified by a RPEQ including an asset register in a format acceptable to Council.	a) Prior to commencement of stormwater works b) Prior to commencement of use c) Prior to commencement of use
40.	Waste management a) Submit to EDQ IS evidence of refuse collection arrangements for the approved development in accordance with the approved 'Waste Management Plan - Lumina Corner Hill Street and Frazer Street Southport,' prepared by MRA Environmental, as amended in red. b) Undertake waste management in accordance with the approved 'Waste Management Plan - Lumina Corner Hill Street and Frazer Street Southport,' prepared by MRA Environmental, as amended in red.	a) Prior to commencement of use b) At all times
41.	Outdoor lighting a) Ensure all outdoor lighting is designed, constructed, and maintained in accordance with the following Australian Standards: a. AS 4282:1997 Control of the Obtrusive Effects of Outdoor Lighting; and b. AS1158.1.1 Lighting for Roads and Public Spaces b) Submit to EDQ IS evidence to demonstrate that the design and construction requirements of part a) of this condition have been satisfied.	a) Design and construction of lighting – prior to commencement of use Maintenance of lighting – ongoing b) Prior to commencement of use
42.	Electricity a) Submit to EDQ IS 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.	a) Prior to commencement of use b) Prior to commencement of use

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43.	Gas a) Submit to EDQ IS, documentation from an authorised gas service provider, confirming that an agreement has been entered into for the provision of underground gas services to the approved development. b) Connect the approved development to underground gas services in accordance with the agreement mentioned in part a) of this condition.	a) Prior to commencement of use b) Prior to commencement of use
44.	Telecommunications a) Submit to EDQ IS 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 use b) Prior to commencement of use
45.	Broadband a) Submit to EDQ IS written agreement from an authorised telecommunications service provider, confirming that broadband internet infrastructure will be provided to the premises in accordance with Telecommunications industry standards for high rise buildings, such as those set by Telstra or NBN Co. b) Construct the infrastructure specified in the agreement submitted under part a) of this condition.	a) Prior to commencement of use b) Prior to commencement of use
46.	Easements over infrastructure Provide public utility easements, in favour of and at no cost to the grantee, over infrastructure located in land (other than road) for Contributed Assets. The terms of public utility easements are to be to the satisfaction of the Chief Executive Officer of the authority which is to accept and maintain the Contributed Assets.	Prior to commencement of use
Infrastructure contributions		
47.	Infrastructure charges Pay to the MEDQ infrastructure charges in accordance with the IFF, indexed to the date of payment. Submit certified plans detailing the GFA (as defined under the Development Scheme) at the time of payment.	In accordance with the IFF

STANDARD ADVICE

Please note that 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 ****