

Appendix E – Revised Traffic Memorandum

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2020/1106/4

Date: 14 October 2025





28th August 2025

Sophie Betts
Griffith University
Nathan Campus, Griffith University
170 Kessel Road, Nathan Qld 4111

PLANS AND DOCUMENTS
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DEVELOPMENT APPROVAL

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Dear Sophie,

28 Nexus Way, Southport – Traffic Impact Assessment

1. Introduction

1.1 Background

Urbis has been engaged by Griffith University to provide traffic engineering advice for the proposed amendment to the Priority Development Area (PDA) Development Permit at 28 Nexus Way, Southport (Lot 10 on SP275512) for a Food and Drink Outlet, Educational Establishment, and Research and Technology Industry.

The Minister for Economic Development Queensland (MEDQ) approved the PDA development permit on 10 September 2020 (EDQ Reference: DEV2020/1106). Two subsequent change applications were submitted and subsequently approved by EDQ DEV2020/1106/2 approved on 29 April 2021 and DEV2020/1106/3 approved on 21 June 2023. The most recent approval included a number of development approval conditions.

This traffic statement has been prepared to assess the amended plan against the conditions in the 2023 PDA development approval conditions and evaluates the suitability of the proposed design. The 2023 approval is included in **Appendix A**.

1.2 Site Location

The site is located at 28 Nexus Way, Southport, and is formally described as Lot 10 on SP275512. The site has a total area of 4,382m² and has frontages to four roads: Parklands Drive, Nexus Way, Bonner Street and Knowledge Street. The site is currently vacant of development. The site is located within the EDQ Parklands PDA, and forms part of the Gold Coast Health and Knowledge Precinct (GCHKP).

It is noted that the proposed development encompasses the northern portion of the lot only (approx. 2,750m²) as shown in Figure 1.

Figure 1 – Site Location



(Source: Nearmap, 2025)

2. Proposed Change Application

A change application to the PDA Development Permit for 28 Nexus Way is to be submitted to MEDQ which includes amendments to the facade, a minor reduction and realignment of the building footprint, and revised car parking and servicing arrangements.

The development layout includes the following transport elements:

- 14 car parking spaces (including 1 accessible parking space);
- 20 bicycle parking spaces;
- A two-way vehicle crossover onto Bonner Street; and
- On-site servicing for a Heavy Rigid Vehicle (HRV).

The proposed design is provided in Figure 2 and provided in **Appendix B**.

3.2 Vehicle Access Arrangements

The proposed vehicle access arrangements are provided as 8m flared Type 6 crossover on Bonner Street. It is designed in accordance with the Gold Coast City Council standard drawing #05-02-301. As such, the vehicle access arrangement is consistent with the requirements of the existing approval conditions, and are considered to be acceptable.

4. Car Parking

4.1 Existing Approval Conditions – 8a & 8b

Item 8 of the existing approval conditions (DEV2020/1106/3) states the following car parking requirements:

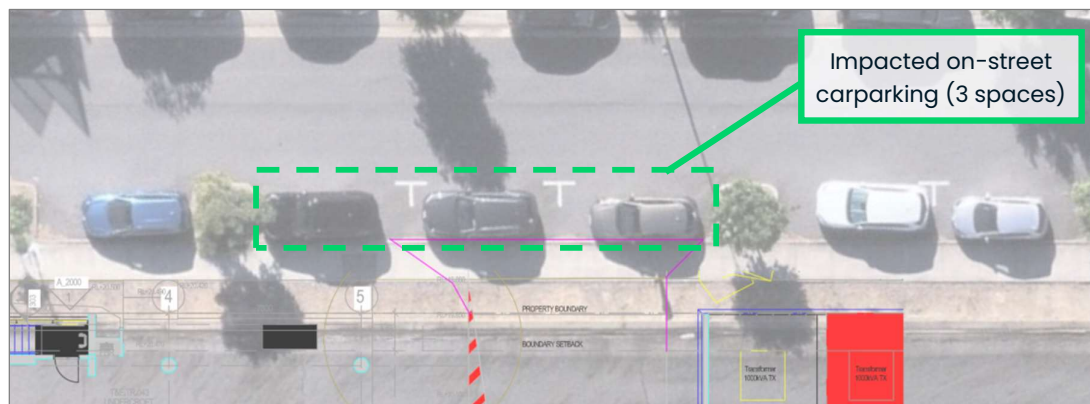
- a) *Provide a minimum of six car parking spaces, generally in accordance with the approved plans, including:*
 - i. *A minimum of five spaces for visitors to the building; and*
 - ii. *At least one PWD space, accessible to visitors to the building.*
- b) *Construct car parking spaces, delineated and signed generally in accordance with AS2890 – Parking Facilities, and the approved plans.*

4.2 Car Parking Provision

The proposed development layout includes 14 car parking spaces, including 1 PWD car parking space. These provisions meet or exceed the previously required minimum requirements and are therefore considered to be consistent with the existing approval. It is noted that the proposed access arrangements result in the removal of three on-street parking spaces. This loss of on-street carparking consistent with on-street carparking loss within the existing approved layouts.

The proposed car parking yield is consistent with the requirements of the existing approval conditions, and are considered to be acceptable.

Figure 3 – On-street car parking impacts



4.3 Car Parking Layout

A review of the proposed car park layout has been undertaken in accordance with the requirements of AS2890.1, as summarised in **Error! Reference source not found.**

Table 1 – Car Park Layout Design Review

Design Aspect	Statutory Requirement	Provision	Compliance
Car Parking Spaces – Visitor			
Parking Space Length	5.4m	5.4m	✓
Parking Space Width	2.6m	2.6m	✓
Car Parking Spaces – People with Disabilities			
Parking Space Width	2.4m	2.4m	✓
Parking Space Length	5.4m	5.4m	✓
Shared Area	2.4m shared area	2.4m shared area	✓
Parking Aisle			
Parking Aisle Width	5.8m	6.5m	✓

It is noted that the proposed car parking spaces are provided for exclusive use for scheduled clinic visitors who will be directed to park in this location. As such, these car parking spaces will generally operate as allocated car parking, with visitors are aware of their availability prior to arrival. Given these arrangements, the provision of a dedicated turn-around bay is not considered necessary.

The proposed car park layout complies with the requirements of AS2890.1 and is consistent with the requirements of the existing approval conditions. The car parking arrangements are considered to be acceptable.

5. Active Travel

5.1 Existing Approval Conditions – 9a, 9b & 10a

Item 9 and 10 of the existing approval conditions (DEV2020/1106/3) states the following bicycle parking and end-of-trip requirements:

9. Bicycle Parking

- a) Provide bicycle parking for the development in accordance with Queensland Development Code QDC MP4.1. Including:
 - i. A minimum of 14 spaces in basement level 1; and
 - ii. A minimum of 4 visitor spaces to be located at ground level in proximity to the food and drink outlet
- b) The bicycle parking facilities shall be constructed, delineated and signed generally in accordance with AS2890.3 – 1993 Bicycle parking facilities and the approved plans.

10. End of Trip Facilities

- a) Provide end of trip facilities, generally in accordance with A13 of the Queensland Development Code (QDC) MP4.1, including:
 - i. not less than 22 lockers, 2 showers, 2 water closets and 2 basins;
 - ii. delineated and signed generally in accordance with AS2890.3 – 2015 Bicycle parking facilities and the approved plan.

5.2 Bicycle Parking Provision

The proposed development includes 20 bicycle parking spaces, including 4 spaces dedicated for visitor use, provided at ground level. The proposed bicycle parking yield is consistent with the requirements of the existing approval conditions and are considered to be acceptable.

5.3 Bicycle Parking Design

A review of the proposed bicycle parking provisions has been undertaken in accordance with the requirements of AS2890.3, as summarised in **Error! Reference source not found.**

Table 2 – Bicycle Parking Layout Design Review

Design Aspect	Statutory Requirement	Provision	Compliance
Bicycle Space Length – Standard	1.8m	2.0m	✓
Bicycle Space Width – One-Sided Parking Rail	0.5m	0.5m	✓
Clearance to the wall	0.5m	0.5m	✓

The proposed bicycle parking layout complies with the requirements of AS2890.3 and is consistent with the requirements of the approval conditions. The bicycle parking arrangements are considered to be acceptable.

5.4 End of Trip Facilities

A review of the proposed End-of-Trip facilities has been undertaken in accordance with the requirements of the existing approval conditions, as summarised in Table 3.

Table 3 – End-of-Trip Facilities Requirements

Design Aspect	Approval Conditions Requirement	Provision	Compliance
Lockers	22 lockers	32 lockers	✓
Showers	2 showers	5 showers	✓
Water Closet (Toilet)	2 water closets	5 water closets	✓
Basins	2 basins	5 basins	✓

The proposed end-of-trip facilities yield is consistent with the requirements of the existing approval conditions and are considered to be acceptable.

6. Servicing Arrangements

The requirements for commercial servicing and refuse collection have not been detailed within the existing approval conditions. A Heavy Rigid Vehicle (HRV) is the largest design vehicle expected to be used for both occasional and regular servicing of the proposed development. Servicing activities are expected to occur infrequently and during off-peak periods.

The proposed arrangements allow for a HRV to reverse into the site from Bonner Street to access the HRV loading bay, then leave the site in a forward gear. These arrangements are consistent with those of the existing approved layout. A swept path assessment has been undertaken to confirm the manoeuvring of the HRV design vehicle, and ensures that a HRV can enter and exit the site without encroaching on road infrastructure and can stand wholly within the site during servicing operations. The swept path assessment is provided in **Appendix C**.

The proposed development layout includes an on-site HRV bay accessible from the within the car park. A review of the servicing arrangements is provided in Table 4.

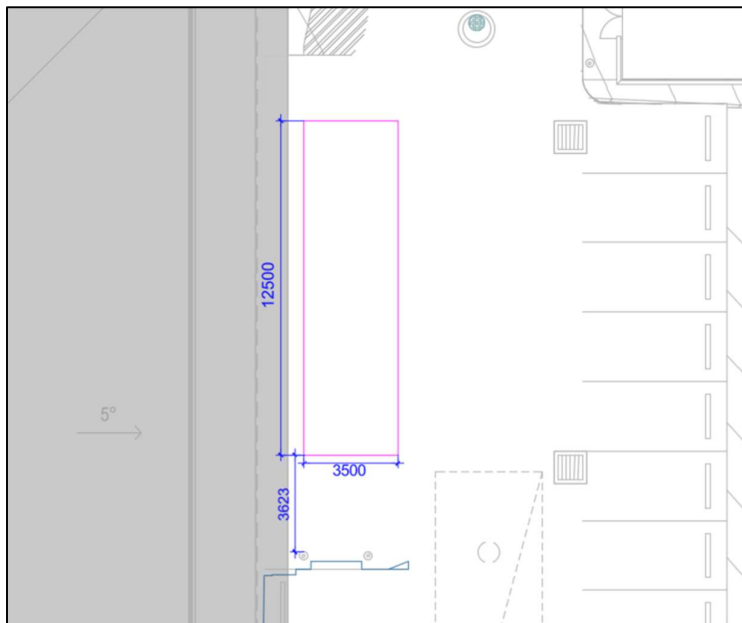
Table 4 – Servicing Arrangements Design Review

Design Component	Statutory Requirement	Provision	Compliance
Heavy Rigid Vehicle			
Bay length	12.5m	12.5m	✓
Bay width	3.5m	3.5m	✓
Vertical clearance	4.5m	> 4.5m	✓

The proposed servicing area layout complies with the requirements of AS2890.2 and is considered to be acceptable.

It is noted that an additional 2.0m length has been provided to the rear of the bay. This has been provided to allow sufficient operating space at the rear of the vehicle (or front of bay for front-lift refuse collection if required). Additionally, car parking space protection has been provided by way of an additional 0.5m separation from the loading area plus protection bollards. These provisions are detailed in Figure 4.

Figure 4 – Loading Bay Clearance



It is noted that the proposed development layout has not included line-marking for the proposed HRV loading bay. It is recommended that this bay be clearly line-marked in the proposed layout.

7. Traffic Impact Assessment

The proposed development provides 14 on-site parking bays. Based on a first principles approach to vehicle trip generation of 1 movement per space during peak hour operations, it has been assumed that the development will generate approximately 14 vehicle trips per hour. The vehicle trip generation of approximately 14 peak hour vehicle trips is considered to be very low (i.e. a vehicle trip approximately every 4 to 5 minutes). It is unlikely to have a material impact on the external road network's form, function or operations.

As such, the proposed traffic impacts are considered to be acceptable.

8. Summary

This traffic impact statement has been prepared to report traffic and transport impacts of the proposed minor change development. The following key points outline the findings of this assessment:

- The site proposes to deliver a 2,750m² GFA industrial precinct at 28 Nexus Way, Southport.
- The development layout includes the following transport elements:
 - 14 car parking spaces (including 1 accessible parking space);
 - 20 bicycle parking spaces;
 - A two-way vehicle crossover onto Bonner Street; and
 - On-site servicing for a Heavy Rigid Vehicle (HRV).
- The proposed transport elements are provided generally consistent with the existing approval conditions and compliant with Australian Standards for Parking Facilities (AS2890.1, AS2890.2, AS2890.3)
- The site allows for servicing by a HRV design vehicle. The proposed arrangements allow for a HRV to reverse into the site from Bonner Street to access the HRV loading bay, then leave the site in a forward gear. These arrangements are consistent with those of the existing approved layout. A swept path assessment has been undertaken to demonstrate the manoeuvring of the HRV design vehicle.
- It is estimated that the development is anticipated a maximum of 14 vehicles during each peak period. This vehicle trip generation is unlikely to have a material impact on the external road network's form, function or operations.

Based on the information provided within this report, the traffic and transport elements of the development proposal are generally consistent with the existing approval conditions and are considered to be acceptable.

Yours sincerely,

A handwritten signature in black ink, appearing to read "Andrew Tierney".

Andrew Tierney
Associate Director
+61 7 3007 3585
atierney@urbis.com.au

Appendix A: DEV2020/1106/3 Development Approval



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

Our ref: DEV2020/1106/3

21 June 2023

Griffith University
Att: Mr Steve Grimes
Director Major Projects + Planning
170 Kessels Road
NATHAN QLD 4111

Email: majorprojects@griffith.edu.au

Dear Mr Grimes

Section 99 Approval - application to change PDA development approval
Development Permit for a Material Change of Use for Food and Drink Outlet, Educational Establishment, and Research and Technology Industry at 28 Nexus Way, Southport described as Lot 10 on SP275512

On 21 June 2023 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 www.dsdilgp.qld.gov.au/pda-da-applications.

If you require any further information, please contact Nicole Tobias, Senior Planner, Development Assessment, in Economic Development Queensland, by telephone on (07) 3452 6752 or at Nicole.Tobias@dsdilgp.qld.gov.au, who will be pleased to assist.

Yours sincerely

Brandon Bouda
A/Director
Development Assessment
Economic Development Queensland

PDA Decision Notice

Site information		
Name of priority development area (PDA)	Parklands	
Site address	28 Nexus Way, Southport	
Lot on plan description	Lot number	Lot number
	Lot 10	Lot 10
PDA development application details		
DEV reference number	DEV2020/1106/3	
'Properly made' date	8 June 2023	
Type of application	☐ New development involving: ☐ Material change of use ☐ Preliminary approval ☐ Development permit ☐ Reconfiguring a lot ☐ Preliminary approval ☐ Development permit ☐ Operational work ☐ Preliminary approval ☐ Development permit ☒ Changing a PDA development approval ☐ Extending the currency period of a PDA approval	
Description of proposal applied for	Section 99 change to PDA development approval – condition 31	
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: • Amending Condition 31.	
Original Decision date	10 September 2020	
1 st Change to the approval date	29 April 2021	
2 nd Change to approval date	21 June 2023	
Currency period	6 years from Original Decision Date	

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

19.	Section through heart and café Section A-A, prepared by Conrad Gargett Blight Rayner	Page 8	01.07.2020
20.	Section through heart and entry forecourt Section B-B, prepared by Conrad Gargett Blight Rayner	Page 9	01.07.2020
21.	Softscape Palette, prepared by Conrad Gargett Blight Rayner	Pages 10 and 11	01.07.2020
22.	Hardscape Palette, prepared by Conrad Gargett Blight Rayner	Page 12	01.07.2020

Preamble, abbreviations, and definitions

PREAMBLE

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

Extent of approval

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

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.

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, being the City of Gold Coast.

DSDTI means the Department of State Development, Tourism and Innovation.

EDQ means Economic Development Queensland.

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.
- 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

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.

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@dsdilgp.qld.gov.au
b) EDQ IS: EDQ_PrePostConstruction@dsdilgp.qld.gov.au

PDA Development Conditions – Material Change of Use

No	Condition	Timing
General		
1.	Carry out the Approved Development Carry out the approved development generally in accordance with the approved plans and documents.	Prior to commencement of use
2.	Certification of Operational Works All operational works undertaken in accordance with this approval are to comply with all requirements of and fulfil all responsibilities outlined in the <i>Certification Procedures Manual</i> .	As required by the <i>Certification Procedures Manual</i>
3.	Maintain the Approved Development Maintain the approved development (including landscaping, parking, driveways and other external spaces) generally in accordance with the approved plans and documents, and any other approval or endorsement required by these conditions.	At all times
Planning and Urban Design		
4.	Sustainability a) Submit for compliance assessment to EDQ Development Assessment, a sustainability report/matrix prepared by a suitably qualified consultant, which demonstrates how the building has been designed to achieve environmental sustainability. The report must demonstrate the building/works are able to achieve a standard comparable to a 5 Star Green Star rating (Design & As Built rating tool) across all of the following impact categories:	a) Prior to commencement of building works

PDA Development Conditions – Material Change of Use		
No	Condition	Timing
	i. Energy efficiency / conservation ii. Climatic Responsive Design iii. Resource minimisation and iv. Indoor Environment Quality (IEQ) b) Construct the building/works generally in accordance with the recommendations of the sustainability report required by clause (a) above. c) Submit to EDQ Development Assessment, DSDILGP, documentation prepared by a suitably qualified consultant, which certifies: i. the construction components of the sustainability report have been achieved in accordance with clause (a) above ii. the operational components of the sustainability report have been achieved in accordance with clause (a) above <i>Note: this condition does not require Green Star Assessment or Certification, rather, the condition seeks demonstration of a comparable standard.</i>	b) Prior to commencement of use i. Prior to commencement of use ii. Within 24 months of building occupation
Landscape and Environment		
5.	Compliance assessment – Public Streetscape Improvements a) Submit to EDQ Development Assessment, DSDTI for compliance assessment, detailed landscape plans for all proposed public streetscape works, certified by an AILA registered Landscape Architect. The detailed streetscape plans shall include, where applicable: i. a schedule of proposed standard and non-standard assets to be transferred to Council; ii. Streetscapes generally consistent with a pedestrianised boulevard treatment containing wide, unobstructed pavements, clean stemmed street trees for shade and aesthetic amenity, garden beds and appropriate street furniture; iii. Integration of the streetscape works with the landscape treatment proposed on the subject site by conditions of this approval; iv. location and type of street lighting in accordance with Australian Standard AS1158 – ‘<i>Lighting for Roads and Public Spaces</i>’; v. location and types of streetscape furniture; i. location and type of street lighting in accordance with Australian Standard AS1158 – ‘<i>Lighting for Roads and Public Spaces</i>’; ii. footpath treatments; vi. location and size of stormwater treatment devices; and vii. street trees, including species, size (semi-advanced), spacing and location generally in accordance with the Council’s adopted planting schedules and guidelines.	a) Prior to commencement of building works

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

PDA Development Conditions – Material Change of Use		
No	Condition	Timing
	d) Submit to EDQ Development Assessment, DSDTI, certification by an AILA that the works have been constructed in accordance with the plans required under part a) of this condition.	d) Prior to commencement of use
	e) Maintain the landscaping in accordance with the maintenance strategies submitted as part of this condition	e) As indicated
Parking and Access		
7.	Vehicular Access	
	a) Vehicular access to the site must be provided from Bonner Street in general accordance with the approved plans and must be designed and constructed in accordance with the Council's standard drawing #05-02-301, Type 6.	a) Prior to commencement of use and to be maintained
	b) Submit to EDQ Development Assessment, DSDTI, certification by a RPEQ written evidence demonstrating that the crossovers have been provided in accordance with part a) of this condition	b) Prior to commencement of use
8.	Car Parking	
	a) Provide a minimum of six car parking spaces, generally in accordance with the approved plans, including: i. A minimum of five spaces for visitors to the building; and ii. At least one PWD space, accessible to visitors to the building.	a) Prior to commencement of use and to be maintained
	b) Construct car parking spaces, delineated and signed generally in accordance with AS2890 – Parking Facilities, and the approved plans;	b) Prior to commencement of use
	c) Provide signage suitable for the occupants of the vehicles, which provides direction and wayfinding from the car parking area to the internal entry point of the building;	c) Prior to commencement of use
	d) Submit to EDQ Development Assessment, DSDTI, certification by a RPEQ demonstrating that the parking facilities have been provided in accordance with part a) & c) of this condition.	d) Prior to commencement of use
9.	Bicycle parking	
	a) Provide bicycle parking for the development in accordance with Queensland Development Code QDC MP4.1. Including: i. A minimum of 14 spaces in basement level 1; and ii. A minimum of 4 visitor spaces to be located at ground level in proximity to the food and drink outlet	a) Prior to commencement of use
	b) The bicycle parking facilities shall be constructed, delineated and signed generally in accordance with AS2890.3 – 1993 <i>Bicycle parking facilities</i> and the approved plans.	b) Prior to commencement of use

PDA Development Conditions – Material Change of Use		
No	Condition	Timing
	c) Submit written evidence EDQ Development Assessment, DSDTI, that bicycle parking facilities have been constructed in accordance with this condition.	c) Prior to commencement of use
10.	End of Trip Facilities a) Provide end of trip facilities, generally in accordance with A13 of the Queensland Development Code (QDC) MP4.1, including: i. not less than 22 lockers, 2 showers, 2 water closets and 2 basins; ii. delineated and signed generally in accordance with <i>AS2890.3 – 2015 Bicycle parking facilities</i> and the approved plan. b) Submit to EDQ Development Assessment, DSDTI written evidence demonstrating end of trip facilities have been constructed in accordance with part a) of this condition.	a) Prior to commencement of use and to be maintained b) Prior to commencement of use
Engineering		
11.	Out of hours work - Compliance Assessment a) Where out of hours work is proposed during construction, submit to EDQ Development Assessment DSDILGP, for Compliance Assessment, an out of hours work request. The out of hours work request must include: i. a duly completed out of hours work request form³; and ii. all mandatory information stated in the out of hours work request form. b) Carry out the out of hours work endorsed under part a) of this condition.	a) Minimum of 10 business days prior to requested out of hours work commencement date b) As indicated
12.	Construction Management Plan a) EDQ Development Assessment, DSDTI, a site-based Construction Management Plan (CMP), prepared by the principal site contractor, which manages construction impacts, including: i) noise and dust in accordance with the EP Act; ii) stormwater flows around and through the site without increasing the concentration of total suspended solids or Prescribed Water Contaminants (as defined in the EP Act), causing erosion, creating any ponding and causing any actionable nuisance to upstream and downstream properties and structures; iii) contaminated land (as defined under the EP Act), where required under a site suitability statement prepared in accordance with section 389 of the EP Act; iv) site management:	a) Prior to commencement of site works

³ The out of hours work request form is available at <https://www.dsdmip.qld.gov.au/economic-development-qld/forms-guidelines-practice-notes.html>.

PDA Development Conditions – Material Change of Use		
No	Condition	Timing
	1. for the provision of safe and functional alternative pedestrian routes, past, through or around the site; 2. to mitigate impacts to public sector entity assets, including street trees, on or external to the site; 3. for safe and functional temporary vehicular access points and frequency of use; 4. for the safe and functional loading and unloading of materials including the location of any remote loading sites; 5. for the location of materials, structures, plant and equipment; 6. of waste generated by construction activities; 7. detailing how materials are to be loaded/unloaded; 8. of proposed external hoardings and gantries (with clearances to street furniture and other public sector entity assets); 9. of employee and visitor parking areas; 10. of anticipated staging and programming; 11. for the provision of safe and functional fire exit routes including other uses on and adjoining the site; and 12. out of hours work in accordance with Chapter 8, Part 3B, Division 3 of the EP Act 13. complaint management process. b) Carry out all construction work generally in accordance with the CMP submitted and approved by EDQ Technical Services under part a) of this condition. c) Maintain a current approved CMP on site and make the CMP available for use and inspection.	b) At all times during construction c) At all times during construction
13.	Construction Noise Management Plan a) Submit to EDQ Development Assessment, DSDTI, a Construction Noise Management Plan (CNMP), certified by a suitably qualified acoustic engineer. At a minimum, the CNMP must address the following sections of <i>Australian Standard AS2436-2010</i> as they relate to the site and construction activities: i) Section 3.4 – Community Relations, including schedule of activities, community notification strategy, complaints reporting and response strategies ii) Section 4.4 – Post Approval/Construction Planning for Noise and Vibration, including strategies to minimise adverse impacts to proximate sensitive land uses/receptors iii) Section 4.5 – Control of Noise at Source, including strategies to control noise at source; iv) Section 4.6 – Controlling the Spread of Noise, including noise reduction measures; and v) Section 5.0 – Methods for Measurement of Noise and Vibration, including noise measurement and monitoring strategy.	a) Prior to commencement of site works

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

PDA Development Conditions – Material Change of Use		
No	Condition	Timing
	i) the process for in-situ testing, based upon actual construction equipment, methods and onsite geotechnical conditions, to forecast expected vibration during all works, including: 1. excavation of basement and shoring; 2. new excavation; 3. installation of new foundations (i.e. piling); 4. proposed methods to mitigate and control vibration and ground movement during construction; ii) an instrumentation and monitoring plan, including drawings, frequency of monitoring, vibration limits and actions to be taken should limits be exceeded. The monitoring must commence prior to excavation, continue during excavation and construction, and finish one month after the completion of permanent works; iii) confirmation that the vibrations limits have been submitted to adjacent utility providers; iv) confirmation that Council and DTMR have reviewed and supported the monitoring procedure. v) proposed anchoring, including: 1. whether anchors are temporary or permanent; 2. anchors' lifespan; 3. consent from affected landowners and/or road managers; vi) dilapidation survey for all surrounding assets and details of on-going monitoring of these assets. b) Carry out construction work in accordance with the certified SMVR approved under part a) of this condition.	b) At all times during construction
16.	Retaining Walls a) Submit to EDQ Development Assessment, DSDTI, detailed engineering plans, certified by an RPEQ, of all retaining walls 1.0m or greater in height. Retaining walls are to be generally in accordance AS4678 Earth Retaining Structures and to be designed for a minimum 50 year design life. b) Construct the works generally in accordance with the certified plans submitted under part a) of this condition. c) Submit to EDQ Development Assessment, DSDTI, certification by a RPEQ that all retaining wall works 1.0m or greater in height have been carried out generally in accordance with the certified plans submitted under part a) of this condition.	a) Prior to commencement of site works b) Prior to commencement of use c) Prior to commencement of use
17.	Filling and Excavation a) Submit to EDQ Development Assessment, DSDTI detailed earthworks plans, certified by a RPEQ [civil], and designed generally in accordance with AS3798 – 2007 <i>Guidelines on Earthworks for</i>	a) Prior to commencement of site works

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

PDA Development Conditions – Material Change of Use		
No	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>; iii) <i>Urban Stormwater Quality Planning Guidelines</i>, dated 2010, prepared by the former Department of Environment and Heritage Protection; and iv) <i>Best Practice Erosion and Sediment Control</i>, dated November 2008, prepared by the International Erosion Control Association Australasia (as amended from time to time). b) Implement the certified ESCP submitted under part a) of this condition.	b) At all times during construction
20.	Outdoor Lighting Outdoor lighting within the development is to be designed and installed in accordance with <i>AS 4282:2019 Control of the Obtrusive Effects of Outdoor Lighting</i>.	Prior to commencement of use and to be maintained
21.	Public infrastructure (damage, repairs and relocation) a) Repair any damage to existing public infrastructure caused by works carried out in association with the approved development. b) Should existing public infrastructure require repair or relocation, due to the approved development and/or works associated with the approved development, repair and/or relocate the public infrastructure at no cost to others and in accordance with statutory requirements and adopted design standards.	a) Prior to commencement of use b) Prior to commencement of use
22.	Acoustic treatments to building Submit to EDQ Development Assessment, DSDTI, an Acoustic Compliance Certificate which demonstrates that the building has been designed and constructed to manage and minimise acoustic impacts from the adjoining transport corridors, in accordance with best practice, relevant acoustic requirements and Australian Standards.	Prior to commencement of use
23.	Refuse Collection a) Submit to EDQ Development Assessment, DSDTI, evidence of approved refuse collection arrangements, from Council and/or a private waste contractor, for the approved development. b) Implement the refuse collection arrangements submitted under part a) of this condition.	a) Prior to commencement of site works b) At all times

PDA Development Conditions – Material Change of Use		
No	Condition	Timing
Connections to existing networks		
24.	Water a) Submit to EDQ Development Assessment, DSDTI a copy of the Service Advice Notice (SAN) from Council to support the demand generated from this development is consistent with the water network masterplan. b) Connect the development to the reticulation networks for water, in accordance with Council's current adopted standards.	a) Prior to commencement of site works b) Prior to commencement of use
25.	Sewer Connection a) Submit to EDQ Development Assessment, DSDTI the Service Advice Notice (SAN) from Council to support the demand generated from this development is consistent with the sewer network masterplan. b) Connect the development to the reticulation networks for sewer, in accordance with Council's current adopted standards.	a) Prior to commencement of site works b) Prior to commencement of use
26.	Stormwater Connection Connect the development to a lawful point of discharge with 'no-worsening' to upstream or downstream properties for storm events up to and including the 1% Annual Exceedance Probability (AEP) event, in accordance with Council current adopted standards.	Prior to commencement of use
27.	Electricity a) Submit to EDQ Development Assessment, DSDTI a Certificate of Electricity Supply for the provision of electricity supply to the approved development. b) Connect the approved development in accordance with the Certificate of Electricity Supply submitted under part a) of this condition.	a) Prior to commencement of site works b) Prior to commencement of use
28.	Telecommunications a) Submit to EDQ Development Assessment, DSDTI, documentation from an authorised telecommunication service provider confirming that an agreement has been entered into for the provision of underground telecommunication services to the approved development. b) Connect the approved development in accordance with the documentation submitted under part a) of this condition.	a) Prior to commencement of site works b) Prior to commencement of use.

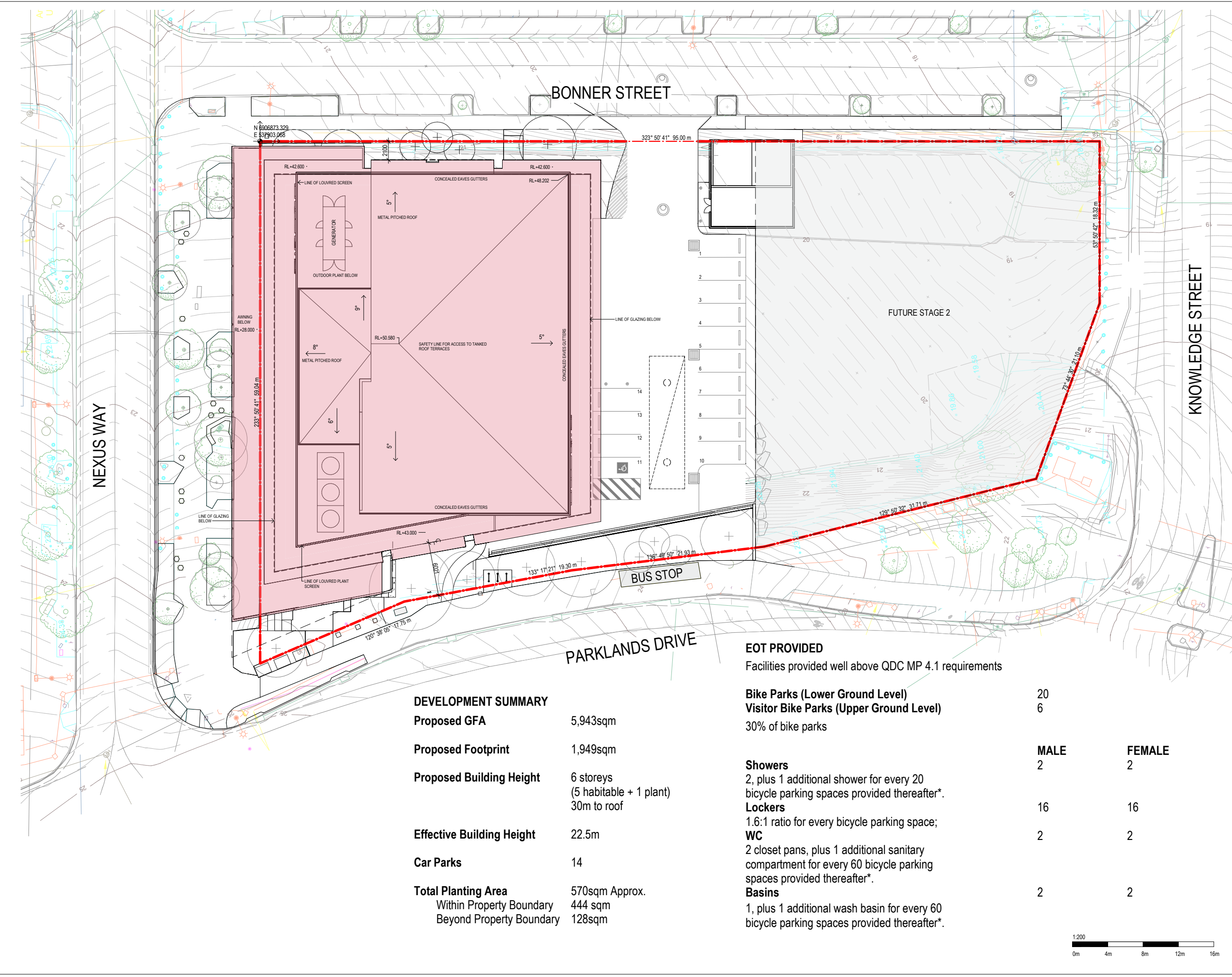
PDA Development Conditions – Material Change of Use		
No	Condition	Timing
29.	Broadband a) Submit to EDQ Development Assessment, DSDTI written agreement, from an authorised telecommunications service provider, confirming that fibre-ready pit and pipe infrastructure designed to service the approved development can accommodate services compliant with <i>Industry Guideline G645:2017 Fibre-Ready Pit and Pipe Specification for Real Estate Development Projects</i> . b) Construct the fibre-ready pit and pipe infrastructure specified in the agreement submitted under part a) of this condition.	a) Prior to commencement of site works b) Prior to commencement of use
Surveying, land transfers and easements		
30.	Easements over Infrastructure Public utility easements are to be provided, in favour of and at no cost to the grantee, over infrastructure that becomes contributed assets but is not located on land owned by the relevant authority. The terms of the easements are to be to the satisfaction of the Chief Executive Officer of the authority which ultimately is to takeover and maintain the contributed assets.	Prior to commencement of use or endorsement of a Building Format Plan, whichever occurs first
Infrastructure Charges		
31.	Infrastructure Contributions Pay to the MEDQ infrastructure charges as follows: a) Should the land use commence within two years from the date land title is issued to Griffith University, or before 30 October 2026 (whichever is the latter), an amount equalling two-thirds (2/3) of the charges for sewer and water networks only, in accordance with the City of Gold Coast Charges Resolution in effect at the time the development is completed; or b) Should the timeframe specified in item a) not be met, the full amount calculated for all networks, in accordance with the City of Gold Coast Charges Resolution in effect at the time the development is completed.	Prior to the commencement of the use

STANDARD ADVICE

Please note that 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 ***

Appendix B: Proposed Development Plan



NOTES

VERIFY ALL DIMENSIONS AND CHECK LEVELS ON SITE BEFORE COMMENCING WORK. DO NOT SCALE FROM THE DRAWING. THIS DRAWING IS COPYRIGHT AND REMAINS THE PROPERTY OF THE UNIVERSITY AND SHALL NOT BE REPRODUCED OR COPIED IN ANY FORM OR BY ANY MEANS WITHOUT THE WRITTEN PERMISSION OF THE UNIVERSITY.

AMENDMENTS				
REV	DATE	DESCRIPTION	DRN	OKD
1	04.08.25	Development Application	AE	MR
2	15.08.25	Development Application	AE	MR
3	22.08.25	Development Application	AE	MR
4	27.08.25	Development Application	AE	MR
5	28.08.25	Development Application	AE	MR

GRIFFITH UNIVERSITY

CAPITAL WORKS & MINOR PROJECTS
CORPORATE SERVICES

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NATHAN QLD 4111

T +61 7 3735 7111
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CAMPUS: GOLD COAST

PROJECT:
HEALTH and TECHNOLOGY RESEARCH
INNOVATION CENTRE, G46, HEALTH and
KNOWLEDGE PRECINCT

DISCIPLINE: ARCHITECTURAL

DRAWING TITLE:
SITE PLAN

DATE: 27.08.25	SCALE: 1:200	DESIGNED BY: HSL
GU PROJECT MANAGER: XXXXXXXXXX		DRAWN BY:
CAD FILE NAME:		APPROVED BY: MR

	GU PROJECT NO. 2242360	SHEET NO. 1 OF 1	
	DRAWING NO. 2242360/G46/SK006		REVISION 5

DEVELOPMENT SUMMARY

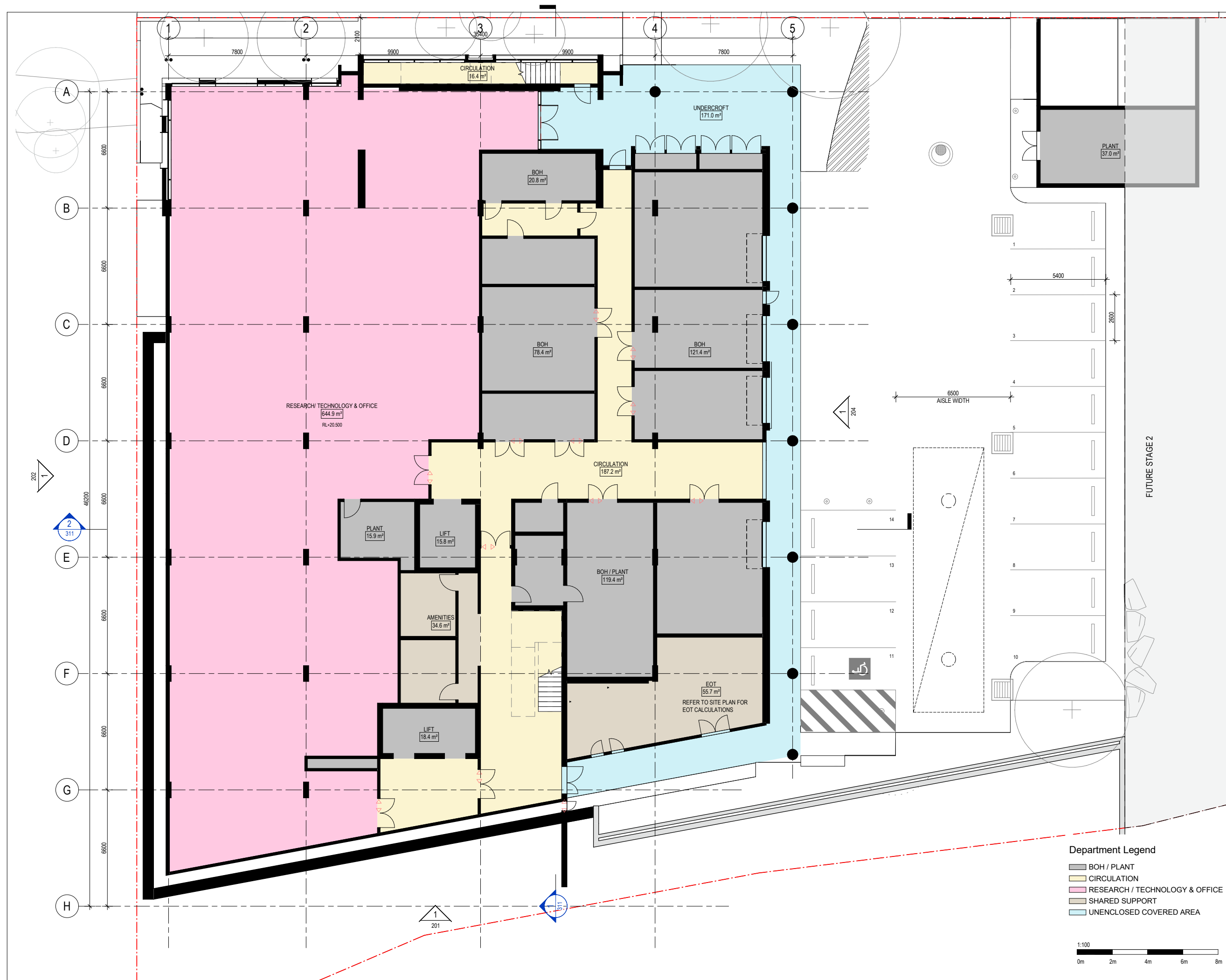
Proposed GFA	5,943sqm
Proposed Footprint	1,949sqm
Proposed Building Height	6 storeys (5 habitable + 1 plant) 30m to roof
Effective Building Height	22.5m
Car Parks	14
Total Planting Area	570sqm Approx.
Within Property Boundary	444 sqm
Beyond Property Boundary	128sqm

EOT PROVIDED

Facilities provided well above QDC MP 4.1 requirements

Bike Parks (Lower Ground Level)	20
Visitor Bike Parks (Upper Ground Level)	6
30% of bike parks	

Showers	MALE	FEMALE
2, plus 1 additional shower for every 20 bicycle parking spaces provided thereafter*.	2	2
Lockers	16	16
1.6:1 ratio for every bicycle parking space;		
WC	2	2
2 closet pans, plus 1 additional sanitary compartment for every 60 bicycle parking spaces provided thereafter*.		
Basins	2	2
1, plus 1 additional wash basin for every 60 bicycle parking spaces provided thereafter*.		



NOTES

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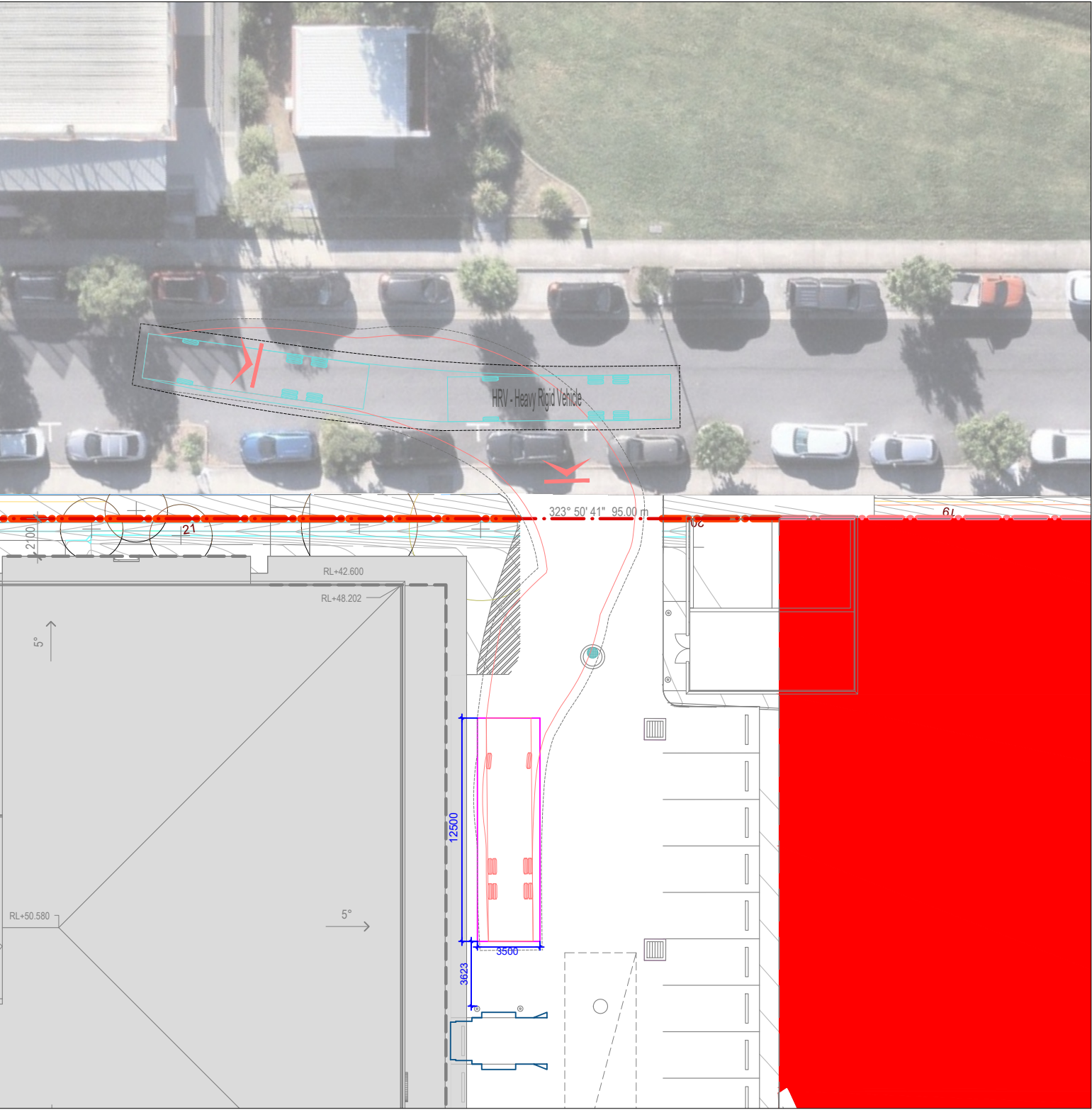
DISCIPLINE: ARCHITECTURAL

DRAWING TITLE:
DEPARTMENTAL FLOOR PLAN - LOWER
GROUND FLOOR

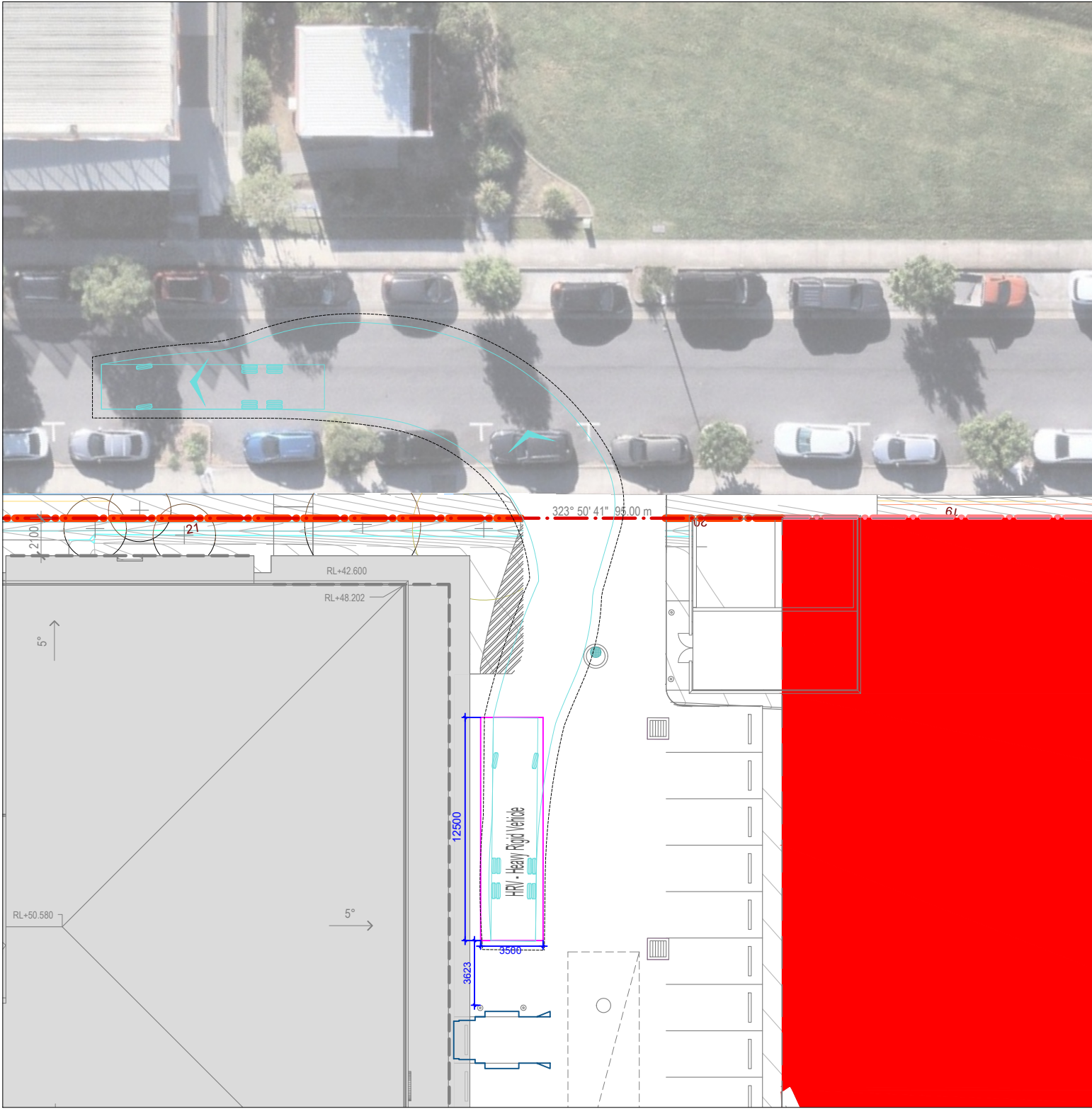
DATE: 27.08.25	SCALE: 1:100	DESIGNED BY: HSL
GU PROJECT MANAGER: XXXXXXXXXX		DRAWN BY:
CAD FILE NAME:		APPROVED BY: MR

	GU PROJECT NO. 2242360	SHEET NO. 1 OF 7
	DRAWING NO. 2242360/G46/SK111	REVISION 4

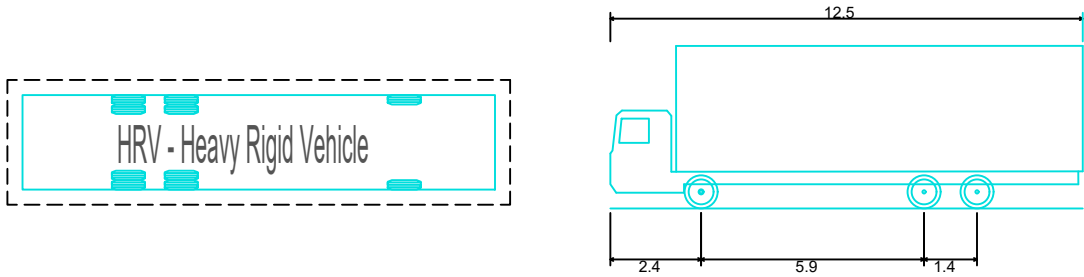
Appendix C: Swept Path Assessment



Inbound (South)



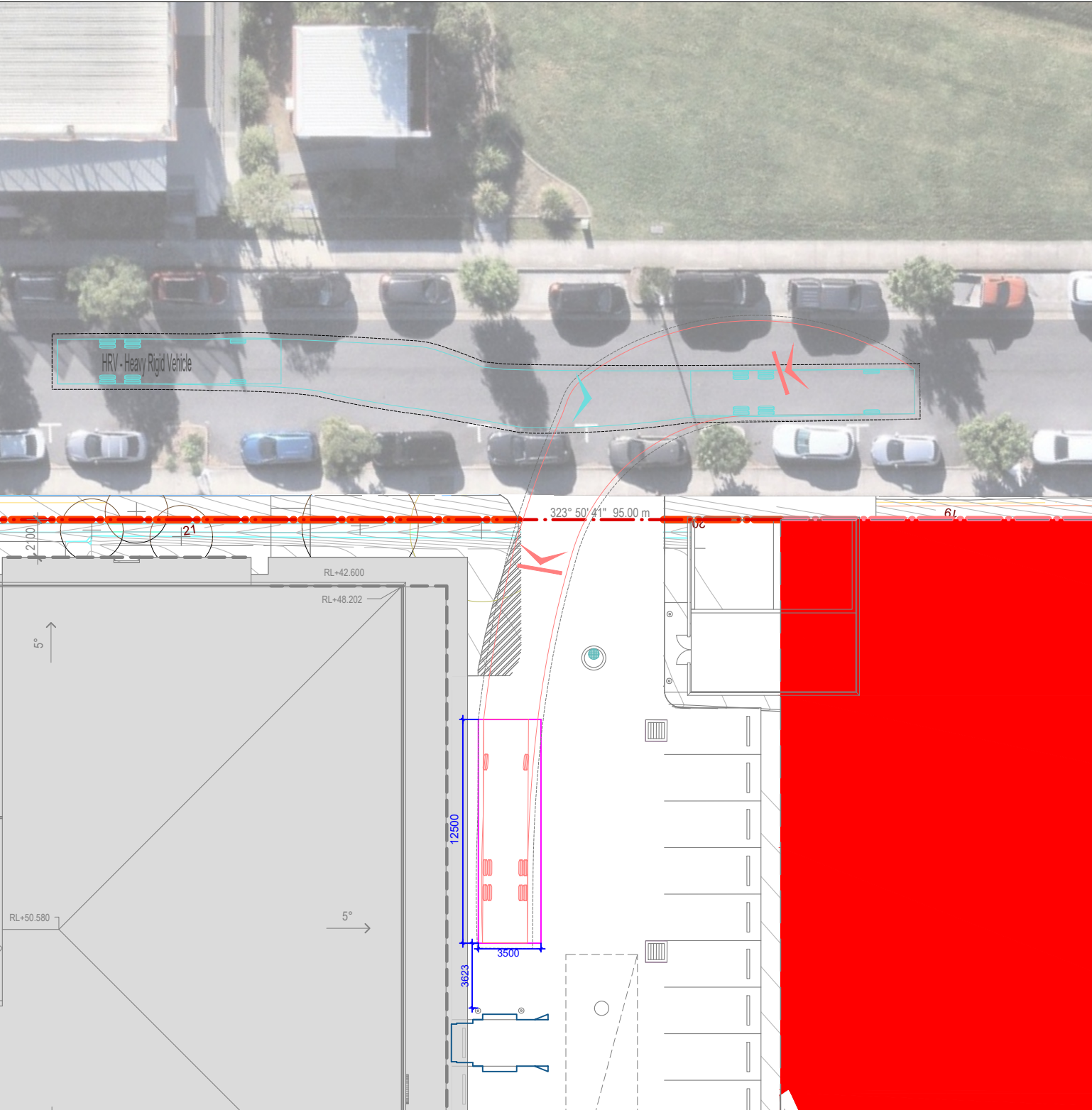
Outbound (North)



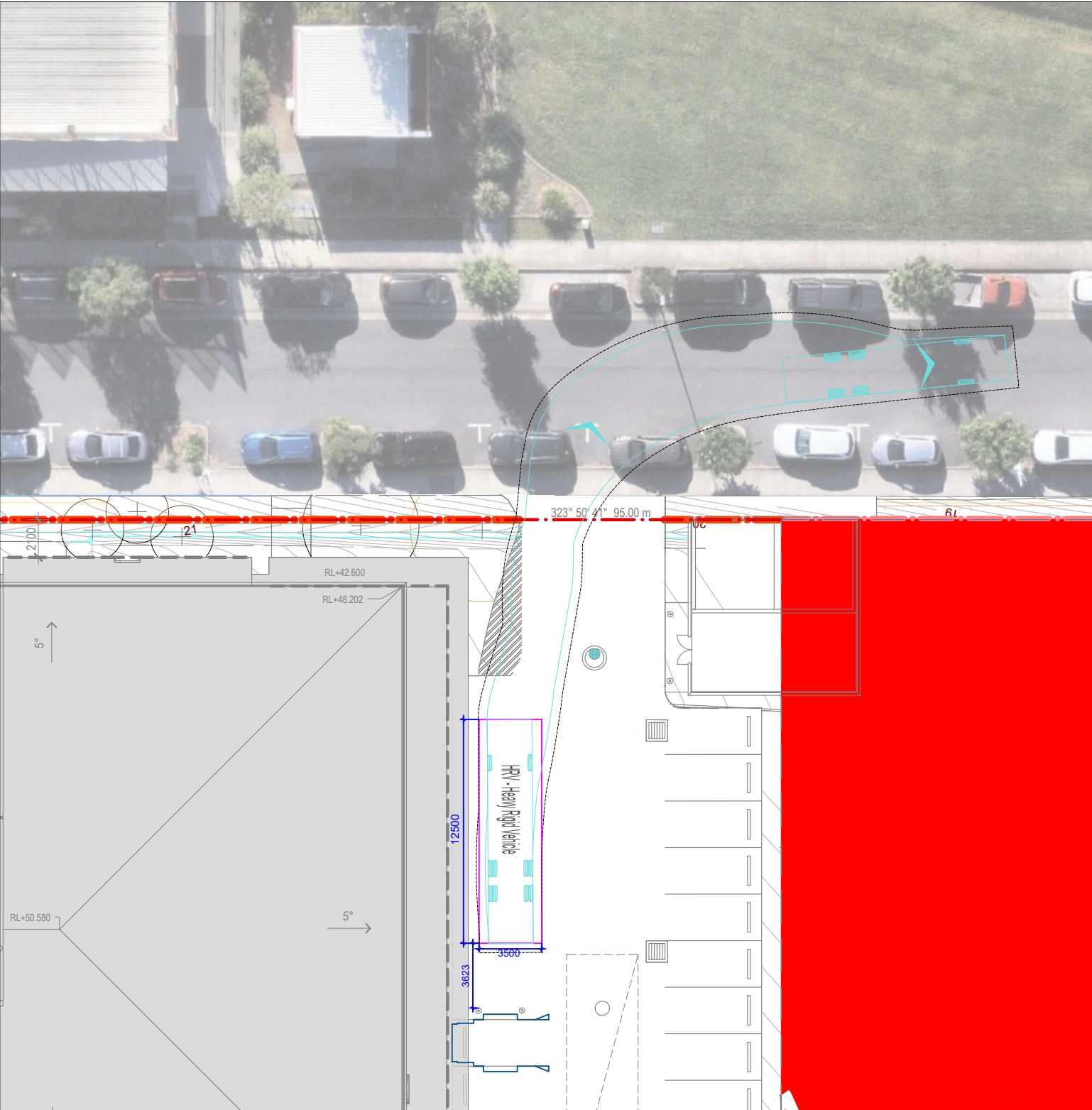
HRV - Heavy Rigid Vehicle
Overall Length 12.500m
Overall Width 2.500m
Overall Body Height 4.300m
Min Body Ground Clearance 0.417m
Track Width 2.500m
Lock-to-lock time 6.00s
Curb to Curb Turning Radius 12.500m

PRELIMINARY ADVICE ONLY
NOT FOR CONSTRUCTION
28/08/2025

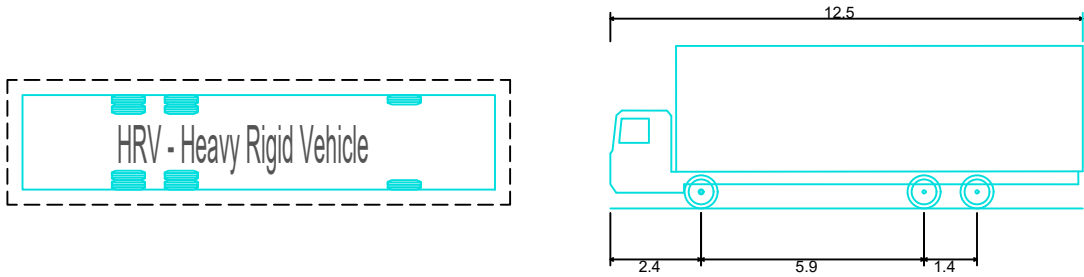
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POTENTIAL DISCREPANCIES IF DRAWINGS
ARE PRINTED IN BLACK AND WHITE



Inbound (North)



Outbound (South)



HRV - Heavy Rigid Vehicle
Overall Length 12.500m
Overall Width 2.500m
Overall Body Height 4.300m
Min Body Ground Clearance 0.417m
Track Width 2.500m
Lock-to-lock time 6.00s
Curb to Curb Turning Radius 12.500m

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