



23 October 2025

Trilogy Land Pty Ltd
C/- Urbis Ltd
Att: Ms Eleisha Burton
Level 2, 64 Marine Parade
SOUTHPORT QLD 4215

Email: eburton@urbis.com.au

Dear Eleisha

S89(1)(a) Approval of PDA Development Application

PDA Development Permit for Material Change of Use for Health Care Services, Research and Technology Industry, Office, Food and Drink outlet, Indoor Sport and Recreation, and Short-term Accommodation at 5 Bonner Street, Southport described as Lot 2 on SP338480

On 23 October 2025, pursuant to s.85(4)(b) of the *Economic Development Act 2012*, the Minister for Economic Development Queensland (MEDQ) decided to grant **all** of the PDA development application applied for, in accordance with the attached PDA decision notice.

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

If you require any further information, please contact Elizabeth Piper, Manager, Development Assessment, in Economic Development Queensland, by telephone on (07) 3452 7454 or at Elizabeth.Piper@edq.qld.gov.au, who will assist.

Yours sincerely

Beatriz Gomez
Director
Development Assessment
Economic Development Queensland



PDA Decision Notice

Site information		
Name of priority development area (PDA)	Parklands Priority Development Area	
Site address	5 Bonner Street, Southport	
Lot on plan description	Lot number	Plan description
	2	SP338480

PDA development application details	
DEV reference number	DEV2025/1626
'Properly made' date	02/06/2025
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
Proposed development	Health Care Services, Research and Technology Industry, Office, Food and Drink outlet, Indoor Sport and Recreation, and Short-term Accommodation

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: • PDA Development Permit for Material Change of Use for Health Care Services, Research and Technology Industry, Office, Food and Drink outlet, Indoor Sport and Recreation, and Short-term Accommodation
Decision date	23 October 2025
Currency period	6 years from the date of the decision

Assessment Team	
Assessment Manager (Lead)	Elizabeth Piper. Manager
Manager	Leila Torrens, Manager
Engineer	Md. Manjurul Alam
Delegate	Beatriz Gomez

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.	Waste Management Plan, prepared by Geleon	50971-RP02-A	09/05/2025
2.	Acoustic Report, prepared by Acoustic Works	2021494 R01H	17/04/2025
3.	Engineering Infrastructure Report prepared by OSKA Consulting Group	OSK5554-0003-C	11/04/2025
4.	Traffic and Transport Assessment, prepared by Geleon	50971-RP01-A	09/05/2025
5.	Landscape Development Application, prepared by URBIS	Rev (F)	12/08/2025
6.	Cover Sheet	6140.1S.00.000 Rev N	29/07/2025
7.	Architects Design Statement	6140.1S.00.001 Rev D	29/07/2025
8.	Urban Design Principles	6140.1S.00.002 Rev D	29/07/2025
9.	Technical Analysis	6140.1S.00.003 Rev O	18/09/2025
10.	Site Locality Plan	6140.1S.01.000 Rev F	29/07/2025
11.	Site Plan	6140.1S.01.001 Rev U	29/07/2025
12.	Site Boundary Plan	6140.1S.01.002 Rev H	29/07/2025
13.	Ground Floor Plan	6140.1S.02.001 Rev W	29/07/2025, as Amended in Red by EDQ on 21/10/2025
14.	Level 1 Floor Plan	6140.1S.02.002 Rev W	18/09/2025, as Amended in Red by EDQ on 21/10/2025
15.	Level 2 Floor Plan	6140.1S.02.003 Rev S	29/07/2025
16.	Level 3 Floor Plan	6140.1S.02.004 Rev T	29/07/2025
17.	Level 4 Floor Plan	6140.1S.02.005 Rev T	29/07/2025, as Amended in Red by EDQ on 21/10/2025
18.	Level 5 Floor Plan	6140.1S.02.006 Rev O	29/07/2025, as Amended in Red by EDQ on 21/10/2025
19.	Level 6 Floor Plan	6140.1S.02.007 Rev P	29/07/2025

20.	Level 7 Floor Plan	6140.1S.02.008 Rev O	29/07/2025
21.	Level 8 Floor Plan	6140.1S.02.009 Rev O	18/09/2025
22.	Roof Plan	6140.1S.02.013 Rev I	29/07/2025
23.	North Elevation	6140.1S.04.001 Rev K	29/07/2025
24.	East Elevation	6140.1S.04.002 Rev K	29/07/2025, as Amended in Red by EDQ on 21/10/2025
25.	South Elevation	6140.1S.04.003 Rev K	29/07/2025, as Amended in Red by EDQ on 21/10/2025
26.	West Elevation	6140.1S.04.004 Rev H	29/07/2025, as Amended in Red by EDQ on 21/10/2025
27.	Building Sections	6140.1S.05.001 Rev M	29/07/2025
28.	Building Sections	6140.1S.05.002 Rev L	29/07/2025
Information Only – Plans and Documents		Number	Date
29.	Renders	6140.1S.00.004 Rev H	29/07/2025
30.	Renders	6140.1S.00.005 Rev H	29/07/2025
31.	Renders	6140.1S.00.006 Rev H	29/07/2025
32.	Renders	6140.1S.00.007 Rev H	29/07/2025
33.	Renders	6140.1S.00.008 Rev E	29/07/2025
34.	Renders	6140.1S.00.009 Rev C	29/07/2025
35.	Renders	6140.1S.00.010 Rev C	29/07/2025

Preamble, abbreviations, and definitions

PREAMBLE

Nil or insert preamble

ABBREVIATIONS AND DEFINITIONS

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

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

BFP means Building Format Plan.

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.

DC (FAST) CHARGERS means an electric vehicle charging facility capable of supplying a minimum of 50kW of power per parking bay. DC (fast) charging is used for short term parking situations up to 1 hour in duration and provides convenience fast charging. DC (fast) chargers, generally operated by third parties, are suited to developments providing services on highways and major roads.

DESTINATION (FASTER) CHARGERS means an electric vehicle charging facility capable of supplying up to 25kW of power. Destination (faster) charging is typically used for short term parking, up to 2 hours duration. Destination (faster) charging usually requires three-phase (415 volts) power with 20-32 Amps. However, if three-phase power is unavailable, single-phase power with 40 Amps is acceptable.

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 Economic Development Queensland Infrastructure Funding Framework (July 2025) as amended or replaced from time to time.

MEDQ means the Minister for Economic Development Queensland.

PDA means Priority Development Area.

RPEQ means Registered Professional Engineer of Queensland.

SHORT-TERM PARKING for the purposes of electric vehicle charging, means land uses where parking is generally for a period of less than 2 hours, and includes uses such as: hardware and trade supplies, food and drink outlet, garden centre, shop, showroom, health care services, veterinary services and the like.

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
 - 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.

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.

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

No.	Condition	Timing
General		
1	Carry out the approved development Carry out the approved development 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 or BFP endorsement, whichever occurs first
2	Maintain the approved development Maintain the approved development 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
Construction management		
3	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, excluding public holidays.	During construction unless otherwise endorsed
4	Out of hours work - Compliance Assessment Where out of hours work is proposed, submit to EDQ DA, 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
5	Certification of Operational Work for Contributed Assets Carry out all Operational Work, for Contributed Assets, under this approval in accordance with the <i>Certification Procedures Manual</i> .	At all times
6	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	a) Prior to commencing work

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

PDA development conditions		
No.	Condition	Timing
	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) site management: 1. for the provision of safe and functional alternative pedestrian routes, past, through or around the site; 2. to mitigate impacts to public sector entity assets, including street trees, on or external to the site; 3. for safe and functional temporary vehicular access points and frequency of use; 4. for the safe and functional loading and unloading of materials including the location of any remote loading sites; 5. for the location of materials, structures, plant and equipment; 6. of waste generated by construction activities; 7. detailing how materials are to be loaded/unloaded; 8. of proposed external hoardings and gantries (with clearances to street furniture and other public sector entity assets); 9. of employee and visitor parking areas; 10. of anticipated staging and programming; 11. for the provision of safe and functional 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 in accordance with the CMP submitted under part a) of this condition.	b) During construction c) During construction
7	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 in accordance with the following: i) construction phase stormwater management design objectives of the <i>State Planning Policy 2017</i> (Appendix 2 Table A) ii) <i>Healthy Land and Water Technical Note: Complying with the SPP – Sediment Management on Construction Sites</i>. b) Implement the certified ESCP submitted under part a) of this condition.	a) Prior to commencing work b) During construction
8	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;	a) Prior to commencing work

PDA development conditions		
No.	Condition	Timing
	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>Austrroads Guide to Temporary Traffic Management</i>, for any temporary part or full road closures. b) Carry out all construction work 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>	b) During construction
Engineering		
9	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>	For all parts of this condition, prior to endorsement of the BFP or commencement of the use, whichever occurs first
10	Earthworks a) Submit to EDQ IS detailed earthworks plans, certified by a RPEQ, and designed in accordance with: i) <i>Australian Standard AS3798 – 2007 Guidelines on Earthworks for Commercial and Residential Developments</i> and ii) the approved plans and documents. 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 condition 7 – Erosion and sediment management; iii) include the location and finished surface levels of any cut and/or fill;	a) Prior to commencing earthworks

PDA development conditions		
No.	Condition	Timing
	iv) detail areas where dispersive soils will be disturbed, treatment of dispersive soils and their rehabilitation; 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) & c) Prior to commencement of use or BFP endorsement, whichever occurs first
11	Retaining walls a) Submit to EDQ IS detailed engineering plans, certified by a RPEQ, of all retaining walls 1m or greater in height. Retaining walls must be: i) certified to achieve a minimum 50 year design life; ii) designed generally in accordance with <i>Australian Standard AS4678 – Earth Retaining Structures</i> and relevant material standards (e.g. <i>AS3600 – Concrete Structures</i>); iii) located and designed generally in accordance with the approved plans and documents. 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 earthworks b) & c) Prior to commencement of use or BFP endorsement, whichever occurs first
12	Vehicle access a) Construct a vehicle crossover: i) located in accordance with the approved plans; and ii) designed in accordance with Council's adopted standards b) Submit to EDQ IS RPEQ certification that the crossover has been constructed in accordance with part a) of this condition.	For all parts of this condition, prior to endorsement of the BFP or commencement of the use, whichever occurs first

PDA development conditions		
No.	Condition	Timing
13	Car parking 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.	For all parts of this condition, prior to endorsement of the BFP or commencement of the use, whichever occurs first
14	Bicycle parking 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.	Prior to commencement of use or BFP endorsement, whichever occurs first
15	Water connection Connect the approved development to the existing water reticulation network generally in accordance with City of Gold Coast Council current adopted standards.	Prior to commencement of use or BFP endorsement, whichever occurs first
16	Sewer connection Connect the approved development to the existing sewer reticulation network generally in accordance with City of Gold Coast Council current adopted standards.	Prior to commencement of use or BFP endorsement, whichever occurs first
17	Stormwater connection Connect the approved development to a lawful point of discharge: a) with 'no-worsening' to upstream or downstream properties for storm events up to 1% Annual Exceedance Probability}; and b) generally in accordance with City of Gold Coast Council current adopted standards.	Prior to commencement of use or BFP endorsement, whichever occurs first
18	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) <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 City of Gold Coast Council.	a) Prior to commencement of stormwater works b) & c) Prior to commencement of use or BFP endorsement, whichever occurs first
19	Refuse collection a) Submit to EDQ IS evidence of approved refuse collection arrangements, from City of Gold Coast Council or a private waste contractor, for the approved development.	a) Prior to commencement of use or BFP endorsement,

PDA development conditions		
No.	Condition	Timing
	b) Implement the refuse collection arrangements submitted under part a) of this condition.	whichever occurs first b) At all times following commencement of use
20	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.	For all parts of this condition, prior to endorsement of the BFP or commencement of the use, whichever occurs first
21	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.	For all parts of this condition, prior to endorsement of the BFP or commencement of the use, whichever occurs first
22	Broadband a) Submit to EDQ IS written agreement, from an authorised telecommunications service provider, confirming that fibre-ready pit and pipe infrastructure designed to service the approved development can accommodate services compliant with <i>Industry Guideline G645:2017 Fibre-Ready Pit and Pipe Specification for Real Estate Development Projects</i>. b) Construct the fibre-ready pit and pipe infrastructure specified in the agreement submitted under part a) of this condition.	For all parts of this condition, prior to endorsement of the BFP or commencement of the use, whichever occurs first
23	Electric vehicle readiness a) Include electric vehicle readiness in the development as follows: - Provision of electrical capacity for Basic (slow) EVSE chargers to a minimum of 20% of all parking bays, including provision of conduits, cable trays and/or wiring from car park distribution boards to individual parking spaces; and - Installation of Basic (slow) EVSE chargers to a minimum of 4% of all parking bays b) Electric vehicle charging shall be: - capable of electrical load control to manage the development's electricity demand profile in the context of the network supply profile; and - designed with regard to fire retardance and ventilation	For all parts of this condition, prior to endorsement of the BFP or commencement of the use, whichever occurs first

PDA development conditions		
No.	Condition	Timing
	c) Submit to EDQ IS, certified evidence from a suitably qualified and experienced electrical engineer, that the electric vehicle readiness required by parts a) and b) of this condition has been provided.	
Planning, Landscaping and Urban Design		
24	Land Use a) The Office, Research and Technology Industry and Health Care Services are approved land uses within all approved tenancies, except for a Food and Drink Outlet in Tenancies 2 and 3 at Ground Floor level. b) Indoor Sport and Recreation use shall be restricted to tenancies located on Levels 1 and 3; c) The car parking within the premises must be maintained exclusively for the ancillary use of the development. The parking must not be made available to the general public and there must not be signage erected on or in the vicinity of the site advertising the availability of car parking to the general public.	At all times
25	Hours of Operation – Servicing Operation of trucks, commercial vehicles and/or private waste collection vehicles during the operational phase of the development must only occur between 6:30AM to 6:30PM.	At all times
26	Screening Locate and screen the following components of the development so that they are not visible from any road to which the site has frontage, adjoining premises or otherwise on display from any public thoroughfare or vantage point: a. Refuse storage areas. b. Service equipment. c. Mechanical ventilation. d. Refrigeration units. e. Storage areas for machinery, materials, vehicles or the like.	For all parts of this condition, prior to endorsement of the BFP or commencement of the use, whichever occurs first
27	Light Reflectivity and Solar (Heat) Reflectivity Submit to EDQ DA documentary evidence that the level of light reflectivity from the glazing incorporated in the approved development does not exceed 20%.	Prior to commencing any building works on site
28	Architectural Details of Awnings – Compliance Assessment a) Submit to EDQ DA for compliance assessment, detailed architectural drawings for all elevations with awnings, generally in accordance with the approved plans. The detailed plans are to be prepared and certified by a Registered Architect and include the following: i. Detailed plans, sections and elevations at 1:100 or 1:50 scale for structural, fixed and operable elements of all awnings; ii. Details of the vertical height clearance between the awning base and finished surface levels of street frontages and adjacent lots. Sufficient height clearance must be provided to any access and services easement; and iii. Rendered perspectives showing the intended finished street frontages and interface to adjacent lots.	a) Prior to commencing any building works on site

PDA development conditions		
No.	Condition	Timing
	b) Submit to EDQ DA certification by a Registered Architect confirming that the awnings have been constructed in accordance with the approved architectural plans under part a) of this condition.	b) Prior to Certificate of Classification / Final Inspection Certificate or commencement of use, whichever occurs first
29	Ground Floor Elevation Visual Permeability a) Maintain visual permeability at ground floor level, as illustrated by the amendments in red by EDQ DA on the approved Ground Floor Plan ref: 6140.1S.02.001 Rev W dated 29/07/2025, for the purpose of ensuring overlooking and visual connection between the approved development and Bonner Street, Knowledge Street and the adjoining lot (identified as the 'Collaborative Green'). Visual permeability is to be achieved by: i. Maintaining a minimum of 60% of the Bonner Street ground floor elevation as visually permeable; ii. Maintaining a minimum of 80% of the Knowledge Street and adjoining lot (noted as Collaboration Green) ground floor elevations as visually permeable; iii. Ensuring advertising signage, decorative vinyl / stickers, and other window coverings are in accordance with the stated threshold for visual permeability; iv. Maintaining the area behind the glazing free of obstructions; v. Utilising space adjoining glazing to activate the streetscape and provide passive surveillance by placing reception facilities, waiting areas, common areas, offices, consulting suites, or other such tenancy features adjoining the street. b) Submit to EDQ DA evidence that the requirements of part a) of this condition have been registered as part of the building management statement or equivalent document.	a) At all times b) Prior to commencement of use
30	Landscape works – Compliance assessment a) Submit to EDQ IS for compliance assessment, detailed landscape plans certified by an AILA, for the development's landscape works. The detailed landscape plans must be designed generally in accordance with the approved Landscape Development Application Rev F, dated 12/08/2025 prepared by URBIS and include: i) Tree species must be a minimum bag size of 100L at the time of planting. ii) Palm species must be a minimum 3 metres in height at the time of planting. iii) Shrub species must be a minimum 200mm pot size at the time of planting. iv) Screening shrubs must be able to achieve a minimum height of 3 metres at maturity. v) Cascading species must be trained down the face of the wall/structure they are intended to grow down and have a minimum fall of 300mm at the time of planting.	a) Prior to commencement of ground level building work

PDA development conditions		
No.	Condition	Timing
	vi) Climbing species must be trained to the trellis and be a minimum 300mm in height at the time of planting. vii) Species should be predominantly endemic species consistent with the subtropical nature of the Gold Coast. viii) Tree species planted with root zones adjacent to structures must have root control barriers and/or structure strengthening systems installed. Full demonstration of these systems is required. ix) Pandanus species must be ex-ground, a minimum 3 metres in height and multi headed at the time of planting. x) Planter boxes where trees are to be planted must possess a minimum surface area of 6m². Tree species must be chosen which are suitable for root zones growing in confined planting locations. xi) Planter boxes containing tree species potentially exposed to prevailing winds or funneled wind must be designed with root plate anchorage strengthening considerations or similar to prevent failure. xii) An automatic irrigation system must be provided to all podium planter boxes. xiii) Include a maintenance management plan relating to the trellis / climbing plant / green roof / green wall systems. The maintenance management plan must: • Provide detailed information on how these vegetative systems will be safely accessed for maintenance. • Stipulate a maintenance schedule for these systems. • Provide details of the minimum standards to which these systems must be maintained. • Describe actions to be taken if the system does not function as intended. xiv) The locations of all proposed stormwater systems including drainage lines, pits and tanks. xv) No frontage fencing other than as shown on the approved drawings. xvi) All road reserve turf must be repaired and replaced if damaged. xvii) Retention and protection of all existing street trees located along Bonner Street and Knowledge Street excluding one street tree and associated garden which is required to be removed to allow vehicle access and construction of the vehicle crossover. b) Construct landscape works generally in accordance with the plans endorsed under part a) of this condition.	b) Prior to commencement of use or BFP endorsement, whichever occurs first
31	Acoustic treatments a) Construct the approved development to incorporate the acoustic treatments specified in Section 9 of the approved Acoustic Response prepared by Acoustic Works (ref: 2021494 R01H, dated 17/04/2025) b) Submit to EDQ IS evidence that the requirements of part a) of this condition have been met.	For all parts of this condition, prior to endorsement of the BFP or commencement of the use, whichever occurs first

PDA development conditions		
No.	Condition	Timing
32	Outdoor lighting Outdoor lighting within the site is to be designed and constructed in accordance with <i>Australian Standard AS 4282:1997 Control of the Obtrusive Effects of Outdoor Lighting</i> .	Prior to commencement of use or BFP endorsement, whichever occurs first
33	Sustainability and efficiency a) Construct the approved development to achieve a Five Leaf EnviroDevelopment Certification, or equivalent to be agreed with EDQ IS. b) Submit to EDQ IS evidence that the requirements of part a) of this condition have been met.	For all parts of this condition, prior to endorsement of the BFP or commencement of the use, whichever occurs first.
34	Short term accommodation balconies and privacy treatments – Compliance Assessment a) Submit to EDQ DA for compliance assessment, the Level Four floor plan (scale 1:100) and Level 4 and Level 5 elevation plans (scale 1:100 and / or 1:50) demonstrating the following: i) Each studio used for short-term accommodation located on Level 4 shall have access to a private balcony; and ii) Each studio used for short-term accommodation located on Level 4 and Level 5 shall be designed to incorporate privacy treatments to all balconies and / or openings that adjoin the outdoor terrace. The private balconies and privacy treatments shall be designed generally in accordance with EDQ Guideline 08. Medium and high-rise buildings. b) Submit to EDQ DA certification by a Registered Architect confirming that the building has been constructed in accordance with the architectural plans approved under part (a) of this condition.	a) Prior to commencement of ground level building work b) Prior to commencement of use or BFP endorsement, whichever occurs first
35	Commercial Food and Cooking Air Emissions Exhaust vent outlets for food and cooking odours are to discharge in accordance with the requirements of AS1668 by either vertical or horizontal discharge and directed away from any sensitive use with the following constraints: i. separated by a minimum of 6m from a sensitive use, including any outdoor air intake of a sensitive use; and ii. does not cause an odour or air emission which is detectable and disturbing at a sensitive use. Provide sufficient filters and odour control (2 x in series electro-static UV plus an Ozone module) if horizontal discharge is used.	Prior to the commencement of the use and then to be maintained

PDA development conditions		
No.	Condition	Timing
Infrastructure contributions		
36	Infrastructure Charges Pay to the MEDQ infrastructure charges in accordance with the IFF, indexed to the date of payment. Where the application is a MCU, certified and submitted plans to Council detailing the GFA must also be provided 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 ****