

Our ref: DEV2022/1310/16

10 November 2025

Northwest Healthcare Properties REIT
C/- Urbis Pty Ltd
Mr Cameron See
Email: goldcoastoffice@urbis.com.au

Dear Mr See

Changed Priority Development Area (PDA) Decision Notice

s.99 Economic Development Act 2012

PDA: Parklands
PDA Development Approval: **Development Permit for MCU for a Hospital, Office, Research and Technology Industry, Health Care Services and Food and Drink Outlet**
Property Location: 15, 21-23 Nexus Way, Southport
Property Description: Lots 61, 62, 63 and 65 on SP338437

On 10 November 2025, pursuant to s.99 of the Economic Development Act 2012, Economic Development Queensland (EDQ) decided to approve **all** of the amendment application for the abovementioned PDA Development Approval subject to PDA development conditions, in accordance with the attached PDA Decision Notice.

The Changed PDA Decision Notice and approved plans and documents can also be viewed on EDQ's website at [Current applications and approvals](#).

If you require any further information, please contact Elizabeth Piper on 3452 7454 or by email at Elizabeth.Piper@edq.qld.gov.au.

Yours sincerely



Beatriz Gomez
Director
Development Services
Economic Development Queensland

CC: Council of the City of Gold Coast - mail@goldcoast.qld.gov.au

Changed PDA Decision Notice

Site information

Name of Priority Development Area (PDA)	Parklands	
Site address	15, 21-23 Nexus Way, Southport	
Lot on plan description	Lot number	Plan description
	Lots 61, 62, 63 and 65	SP338437

PDA Development Approval details

DEV Reference No.	DEV2022/1310/16
Original Approval details	PDA Development Approval for Development Permit for MCU for a Hospital, Office, Research and Technology Industry, Health Care Services and Food and Drink Outlet
Change to Approval Decision	<p>EDQ has decided to grant all of the changes to the PDA Development Approval applied for, subject to PDA Development Conditions forming part of this Changed Decision Notice.</p> <p>The approval is for changes to the following:</p> <ul style="list-style-type: none"> • Amend condition 33 (Electric vehicle readiness) • Amend condition 34 (Land use) • Amend condition 49 (Infrastructure charges)
Original decision date	19 December 2022
Change to Approval decision date	10 November 2025
Currency Period	6 years from the Original decision date

Approved plans and documents

The plans and documents approved and referred to in the PDA Development Conditions for the PDA Development Approval are detailed below.

Plans and Documents previously approved on 22 February 2024

Plan/Document Name	Reference No.	Prepared By	Date
1. SITE PLAN – PROPOSED LEVEL 0	AC1104 Issue: H	-	19/09/2023
2. LEVEL 0 GENERAL ARRANGEMENT PLAN	AB1304 Issue: R	-	12/01/2024 Amended in Red: 15 February 2024
3. LEVEL 1 GENERAL ARRANGEMENT PLAN	AC1205 Issue: M	-	19/09/2023
4. BUILDING ELEVATIONS	AB2001 Issue: M	-	19/09/2023 Amended in Red: 8 February 2024
5. BUILDING ELEVATIONS	AB2002 Issue: N	-	19/09/2023 Amended in Red: 8 February 2024
6. BUILDING ELEVATIONS	AB2003 Issue: E	-	19/09/2023 Amended in Red: 8 February 2024
7. BUILDING ELEVATIONS – LEVEL 0	AB2106 Issue: C	-	16/11/2022
8. BUILDING SECTIONS	AB3001 Issue: P	-	19/09/2023
9. BUILDING SECTIONS	AB3002 Issue P	-	19/09/2023
10. PIAZZA SECTIONS REFERENCE PLAN	AC3550 Issue: 1	-	20/10/2023 Amended in Red: 8 February 2024
11. PIAZZA SECTIONS	AC3552 Issue: F	-	19/09/2023 Amended in Red: 8 February 2024
12. SOLAR STUDY_JUNE 22	AB8001 Issue: G	-	19/09/2023

13.	SOLAR STUDY_SEPTEMBER 22	AB8002 Issue: G	-	19/09/2023
14.	SOLAR STUDY_DECEMBER 22	AB8003 Issue: G	-	19/09/2023
15.	INDICIATIVE FINISHES & MATERIALS SCHEDULE	AC9010 Issue: C	-	29/08/2023

Plans and Documents previously approved on 19 December 2022

Plan/Document Name	Reference No.	Prepared By	Date
1. SITE PLAN – NEW WORKS	AB1103 Issue: K	-	16/11/2022 Amended in Red: 16/12/2022
2. LEVEL B3 GENERAL ARRANGEMENT PLAN	AB1301 Issue: P	-	16/11/2022
3. LEVEL B2 GENERAL ARRANGEMENT PLAN	AB1302 Issue: P	-	16/11/2022
4. LEVEL B1 GENERAL ARRANGEMENT PLAN	AB1303 Issue: Q	-	16/11/2022
5. LEVEL 2 GENERAL ARRANGEMENT PLAN	AB1306 Issue: K	-	16/11/2022 Amended in Red: 16/12/2022
6. LEVEL 3 GENERAL ARRANGEMENT PLAN	AB1307 Issue: K	-	16/11/2022
7. LEVEL 4 GENERAL ARRANGEMENT PLAN	AB1308 Issue: K	-	16/11/2022
8. LEVEL 5 GENERAL ARRANGEMENT PLAN	AB1309 Issue: K	-	16/11/2022
9. LEVEL 6 GENERAL ARRANGEMENT PLAN	AB1310 Issue: K	-	16/11/2022
10. LEVEL 7 GENERAL ARRANGEMENT PLAN	AB1311 Issue: K	-	16/11/2022
11. LEVEL 8 GENERAL ARRANGEMENT PLAN	AB1312 Issue: L	-	16/11/2022

12.	LEVEL PLANT GENERAL ARRANGEMENT PLAN	AB1313 Issue: L	-	16/11/2022
13.	MAIN RAMP SECTION	AB3010 Issue: D	-	17/11/2022
14.	PLANTER SECTIONS	AB3055 Issue: E	-	17/11/2022
15.	LARGE SCALE VIEW	AB4601 Issue: C	-	16/11/2022
16.	AREA DIAGRAMS – GFA PLANNING	AB6002 Issue: H	-	16/11/2022
17.	GOLD COAST HEALTH & KNOWLEDGE PRECINCT LANDSCAPE CONCEPT DESIGN REPORT	600_SD_LR001_F	-	16/11/2022
18.	Operational Waste Management Plan	22GCW0025	-	16/11/2022
19.	Traffic Engineering	21BRT0549 Version 1	-	01/06/2022
20.	Traffic Response to Further Issues	21BRT0549	-	20/09/2022
21.	SERVICEABILITY REPORT	21366 Revision: B	-	07/2022
22.	GEOTECHNICAL INVESTIGATION	2-15299 Version 3	-	02/02/2022
23.	Gold Coast Health & Knowledge Precinct (GCHKP) – Research & Development Centre of Excellence Acoustic Report	301050263 Revision 002_001	-	29/06/2022
24.	Façade Glazing Light and Solar (Heat) Reflectivity	15111-LTR-FC0001	-	27/05/2022

Section 99 Application – Supporting Information Only

25.	Agreement from the City of Gold Coast (Park and Recreational Services) – email prepared by Dorene Di Bartolomeo		-	30/01/2023
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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 EDQ 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 Services 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 complies with 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:
 - iv. the Applicant submits items required under a) above to EDQ Development Services for Compliance Assessment.
 - v. **within 20 business days** – EDQ assesses the documentation and:
 1. if satisfied, endorses the documentation; or
 2. if not satisfied, notifies the Applicant accordingly.
 - vi. if the Applicant is notified under ii) above, revised documentation must be submitted **within 20 business days** from the date of notification.
 - vii. **within 20 business days** – EDQ assesses the revised documentation and:
 3. if satisfied, endorses the revised documentation; or
 4. if not satisfied, notifies the Applicant accordingly.
 - viii. where MEDQ notifies the Applicant as stated under iv) 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 EDQ Development Services, use the online Customer Portal <https://portal.edq.qld.gov.au/> or send to:

EDQ DA: developmentservices@edq.qld.gov.au

PDA Development Conditions

No.	Condition	Timing
1.	<p>Carry out the approved development Carry out the approved development generally in accordance with:</p> <ul style="list-style-type: none"> 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.	<p>Maintain the approved development Maintain the approved development generally in accordance with:</p> <ul style="list-style-type: none"> 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
3.	<p>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.</p>	During construction unless otherwise endorsed
4.	<p>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 form³.</p>	Minimum of 10 business days prior to proposed out of hours work commencement date
5.	<p>Certification of Operational Work Carry out all Operational Work under this approval in accordance with the <i>Certification Procedures Manual</i>.</p>	At all times
6.	<p>Construction management plan</p> <ul style="list-style-type: none"> 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: <ul style="list-style-type: none"> 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) site management: <ul style="list-style-type: none"> 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; 	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
	<ul style="list-style-type: none"> 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.	b)-c) During construction
	c) Carry out all construction work generally in accordance with the CMP submitted under part a) of this condition.	
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 generally in accordance with the following: <ul style="list-style-type: none"> 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>. 	a) Prior to commencing work
	b) Implement the certified ESCP submitted under part a) of this condition.	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: <ul style="list-style-type: none"> 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>Austrroads Guide to Temporary Traffic Management</i>, for any temporary part or full road closures. 	a) Prior to commencing work
	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.	b) During construction

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.

PDA Development Conditions

No.	Condition	Timing
9.	<p>Internal traffic layout arrangements</p> <p>a) Submit to EDQ IS a Safety Audit Report certified by a suitably qualified RPEQ . The report is to include:</p> <ul style="list-style-type: none"> i) confirmation that the non-standard design width of the circulation road excluding the shared zones of the access ramp between level 0 and B1 on approved drawing number AB1303 Rev Q is safe for pedestrian, cyclist & motorist to use; ii) confirmation that the non-standard design width of the circulation road that is adjacent to Fire Tank 2 on approved drawing number AB1303 Rev Q is safe for motorist to use. <p>b) Submit to EDQ IS a swept path analysis demonstrating the reverse manoeuvre into car park number 94 on drawing number AB1302 Rev P with a minimum 300mm setback to all interior structures.</p>	<p>a) Prior to commencement of building works</p> <p>b) Prior to commencement of use</p>
10.	<p>Construction noise management plan</p> <p>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:</p> <ul style="list-style-type: none"> 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. <p>b) Carry out construction work generally in accordance with the certified CNMP required under part a) of this condition.</p> <p>c) Where requested by EDQ, submit to EDQ 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.</p>	<p>a) Prior to commencing work</p> <p>b) During construction</p> <p>c) As requested by EDQ</p>
11.	<p>Structural monitoring and vibration report</p> <p>a) Submit to the EDQ IS a Structural Monitoring and Vibration Report (SMVR), certified by a suitably qualified RPEQ, including:</p> <ul style="list-style-type: none"> 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: <ul style="list-style-type: none"> 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, 	<p>a) Prior to commencing work</p>

PDA Development Conditions

No.	Condition	Timing
	<p>continue during excavation and construction, and finish one month after the completion of permanent works;</p> <p>iii) confirmation that the vibrations limits have been submitted to adjacent utility providers;</p> <p>iv) proposed anchoring, including:</p> <ol style="list-style-type: none"> 1. whether anchors are temporary or permanent; 2. anchors' lifespan; 3. consent from affected landowners and/or road managers; <p>v) dilapidation survey of surrounding assets and details of on-going monitoring of these assets.</p>	
	<p>b) Carry out construction work in accordance with the certified SMVR certified under part a) of this condition.</p>	b) During construction
12.	<p>Public infrastructure (damage, repairs and relocation)</p> <p>a) Repair any damage to existing public infrastructure caused by works carried out in association with the approved development.</p> <p>b) Where existing public infrastructure require repair or relocation, due to the approved development and/or works associated with the approved development, repair and/or relocate the public infrastructure at no cost to others and in accordance with statutory requirements and the External Authority's design standards.</p>	a)-b) Prior to commencement of use or BFP endorsement, whichever occurs first
	<p><i>NOTE: It is recommended applicants record their own dated photographic evidence of the condition of relevant existing public infrastructure both before and after works carried out in association with the approved development.</i></p>	
13.	<p>Basement concept design - compliance assessment</p> <p>a) Submit to EDQ IS for compliance assessment, a concept design for the excavation and basement design including the foundation details, piles, retention structures and ground anchoring if required. The submitted concept design is to be certified by RPEQ engineers specialised in structural and geotechnical engineering.</p>	a) Prior to the commencement of site works and submission under conditions 14, 17, 18, 19, 20
14.	<p>Earthworks</p> <p>a) Submit to EDQ IS detailed earthworks plans, certified by a RPEQ, and designed generally in accordance with:</p> <ol style="list-style-type: none"> i) <i>Australian Standard AS3798 – 2007 Guidelines on Earthworks for Commercial and Residential Developments</i> and ii) the approved documents and drawings and; iii) The basement concept design approved under condition 13. 	a) Prior to commencing earthworks
	<p>The certified earthworks plans are to:</p> <ol style="list-style-type: none"> 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; 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: <ol style="list-style-type: none"> 1. ensure adjoining properties and roads are not impacted by ponding or nuisance stormwater resulting from earthworks associated with the approved development; 	

PDA Development Conditions		
No.	Condition	Timing
	<ul style="list-style-type: none"> 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). 	
	<ul style="list-style-type: none"> 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: <ul style="list-style-type: none"> 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. 	<p>b)-c) Prior to commencement of use or BFP endorsement, whichever occurs first</p>
15.	Acid sulfate soils	
	<ul style="list-style-type: none"> 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). 	<p>a) Prior to commencement of or during earthworks</p>
	<ul style="list-style-type: none"> b) Excavate, remove and/or treat on site all disturbed ASS generally in accordance with the ASS management plan submitted under part a) of this condition. 	<p>b)-c) Prior to commencement of use or BFP endorsement, whichever occurs first</p>
	<ul style="list-style-type: none"> 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. 	
16.	Retaining walls	
	<ul style="list-style-type: none"> 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: <ul style="list-style-type: none"> 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 documents and drawings. 	<p>a) Prior to commencing building works relating to the construction of the retaining wall</p>
	<ul style="list-style-type: none"> b) Construct retaining walls generally in accordance with the certified plans required under part a) of this condition. 	<p>b)-c) Prior to commencement of use or BFP endorsement, whichever occurs first</p>
	<ul style="list-style-type: none"> 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. 	
17.	Groundwater management strategy	
	<ul style="list-style-type: none"> a) Submit to EDQ IS a Groundwater Management Strategy (GMS), certified by a suitably qualified and experienced person, incorporating at a minimum: <ul style="list-style-type: none"> 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, 2012</i>; iii) strategies for a situation where the groundwater inflow is excessive and additional pumping is required (i.e. cut-off drain); 	<p>a) Prior to commencing work</p>

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	<ul style="list-style-type: none"> 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 groundwater to ensure the groundwater 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 13. 	
	b) Construct the approved development in accordance with the GMS submitted under part a) of this condition.	b) During construction
18.	Geotechnical engineering – Compliance Assessment	
	<ul style="list-style-type: none"> a) Submit to EDQ IS a Geotechnical, Shoring and Design Report (GSDR) for compliance assessment, certified by an experienced RPEQ specialising in geotechnical engineering. The GSDR must include: <ul style="list-style-type: none"> i) confirmation works are designed to meet the following <i>Australian Standards</i>: <ol style="list-style-type: none"> 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: <ol style="list-style-type: none"> 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 impacts to adjacent buildings, structures and infrastructure (existing and future); iii) analysis of groundwater hydrology, including: <ol style="list-style-type: none"> 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; iv) analysis and measures to minimise impacts to existing buildings and public utilities, including: <ol style="list-style-type: none"> 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: <ol style="list-style-type: none"> 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 	a) Prior to commencing work

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No.	Condition	Timing
	<p>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;</p> <ol style="list-style-type: none"> 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 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. 	
	<ol style="list-style-type: none"> 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 13. 	
	<ol style="list-style-type: none"> b) Submit to EDQ IS for compliance assessment 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)-c) During construction
	<p><i>Note – Should a party wall be proposed between the basements associate with the subject site and any development on the northern part of the lot, this may be accommodated within the requirements set out in part a) vii) of this condition.</i></p>	
19.	<p>Excavation and basement design – Compliance Assessment</p> <ol style="list-style-type: none"> 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: <ol style="list-style-type: none"> i) confirmation of design and performance criteria including standards and supporting documents used for the basis of design; ii) consistency with: <ol style="list-style-type: none"> 1. <i>Australian Standard AS 3798, Guidelines on Earthworks for Commercial and Residential Developments;</i> 2. the Geotechnical Shoring and Design Report submitted under condition 18 of this approval; 3. the Structural Monitoring and Vibration Report submitted under condition 11 of this approval; 4. the Rock and Ground Anchor Report submitted under condition 20 of this approval; 	a) Prior to commencing work

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No.	Condition	Timing
	<p>5. The basement concept design approved under condition 13.</p> <p>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, mature trees / vegetation, high – quality soil, rain water tanks, maintenance vehicles, construction vehicles and temporary loading during construction.</p> <p>iv) locations of cut and fill, and the character of material;</p> <p>v) quantity of fill to be deposited;</p> <p>vi) a maintenance regime for site access roads/tracks, ensuring they remain clean and free of material;</p> <p>vii) existing and proposed finished levels in reference to the Australian Height Datum and extending into the adjoining properties;</p> <p>viii) mitigation measures for the protection of adjoining properties and roads from ponding and/or nuisance from stormwater;</p> <p>ix) where earthworks disturb contaminated land (as defined under the EP Act), evidence of consistency with the site suitability statement submitted under condition 6 of this approval; and</p> <p>x) 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.</p>	
	b) Carry out excavation and basement work in accordance with the certified Detailed Design and Construction Plans submitted under part a) of this condition.	b) During construction
	c) Submit to EDQ IS:	
	i) certification that excavation and basement work has been undertaken in accordance with part b) of this condition; and	c) Prior to commencement of use or BFP endorsement, whichever occurs first
	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.	d) Immediately after completion of works
	<p><i>NOTE: When submitting 'as constructed drawings', the preferred format is one letter/certificate listing all drawings and signed by the appropriate RPEQ for each discipline of engineering.</i></p>	
20.	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
	(i) detailed engineering drawings detailing the locations and specifications of rock and ground anchors;	

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	<ul style="list-style-type: none"> (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 temporary or permanent rock and ground anchors (or other structural elements) are located beyond the extent of the entire north-eastern basement wall 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: <ul style="list-style-type: none"> 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 condition 13. 	
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: <ul style="list-style-type: none"> (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: <ul style="list-style-type: none"> 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: <ul style="list-style-type: none"> A. existing infrastructure (e.g. water, stormwater, sewer, street trees, signs and markings); 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. 	c) Within 20 business days of completion of work involving rock and ground 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 or BFP endorsement, whichever occurs first
21.	Vehicle access	
a)	Construct vehicle crossovers: <ul style="list-style-type: none"> i) located generally in accordance with the approved plans; and ii) designed generally in accordance with Council's adopted standards for the heavy duty driveway standard drawing IPWEA - RS-051. 	a)-b) Prior to commencement of use or BFP endorsement, whichever occurs first

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	b) Submit to EDQ IS RPEQ certification that the crossovers have been constructed in accordance with part a) of this condition.	
22.	<p>Car parking</p> <p>a) Construct, sign and delineate car parking spaces generally in accordance with <i>Australian Standard AS2890 – Parking Facilities</i> and the approved plans.</p> <p>b) Submit to EDQ IS RPEQ certification that parking facilities have been constructed in accordance with part a) of this condition.</p>	a)-b) Prior to commencement of use or BFP endorsement, whichever occurs first
23.	<p>Bicycle parking</p> <p>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.</p> <p>b) Submit to EDQ IS evidence demonstrating bicycle parking facilities have been constructed in accordance with part a) of this condition.</p>	a)-b) Prior to commencement of use or BFP endorsement, whichever occurs first
24.	<p>Water connection</p> <p>Connect the approved development to the existing water reticulation network generally in accordance with City of Gold Coast current adopted standards.</p>	Prior to commencement of use or BFP endorsement, whichever occurs first
25.	<p>Sewer connection</p> <p>Connect the approved development to the existing sewer reticulation network generally in accordance with City of Gold Coast current adopted standards.</p>	Prior to commencement of use or BFP endorsement, whichever occurs first
26.	<p>Stormwater connection</p> <p>Connect the approved development to a lawful point of discharge:</p> <p>a) with 'no-worsening' to upstream or downstream properties for storm events up to 1% Annual Exceedance Probability;</p> <p>b) allow for collection and direction of water to a lawful point of discharge around the façade skirting wall of the building along key pedestrian areas and building entrances, and</p> <p>c) generally in accordance with Council's current adopted standards.</p>	Prior to commencement of use or BFP endorsement, whichever occurs first
27.	<p>Stormwater management (quantity)</p> <p>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:</p> <p>i) <i>PDA Guideline No. 13 Engineering standards – Stormwater quantity</i></p> <p>b) Construct stormwater works generally in accordance with the certified plans submitted under part a) of this condition.</p> <p>c) Submit to EDQ IS "as constructed" plans, certified by a RPEQ including an asset register in a format acceptable to Council.</p>	<p>a) Prior to commencement of stormwater works</p> <p>b)-c) Prior to commencement of use or BFP endorsement, whichever occurs first</p>
28.	<p>Waste management plan – Compliance Assessment</p> <p>a) Submit to EDQ IS for compliance assessment a revised Operational Waste Management Plan, prepared by a suitably qualified and experienced RPEQ, or other suitably qualified person, with reference to the submitted Operational Management Plan, prepared by TTM, dated 16.11.2022. The Waste Management Plan is to include at a minimum:</p> <p>i. Calculations based on the approved GFA,</p> <p>ii. Justification of the calculation methodology for the generation rates for each of the waste streams,</p> <p>iii. Justification of any non-compliances with the City of Gold Coast City Plan, section 9.4.12 - Solid waste management code and schedule SC6.15 City Plan policy – Solid waste management,</p>	a) Prior to commencing Building Works in the relevant Precinct or Sub-precinct

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	iv. A refuse room layout plan.	
	b) Implement the waste management strategies outlined in the certified Waste Management Plan required under part a) of this condition.	b) At all times following commencement of use
29.	Refuse collection	
	a) Submit to EDQ IS evidence of approved refuse collection arrangements, from Council or a private waste contractor, for the approved development.	a) Prior to commencement of use or BFP endorsement, whichever occurs first
	b) Implement the refuse collection arrangements submitted under part a) of this condition.	b) At all times following commencement of use
30.	Electricity	
	a) Submit to EDQ IS a Certificate of Electricity Supply from Energex for the provision of electricity supply to the approved development.	a)- b) Prior to commencement of use or BFP endorsement, whichever occurs first
	b) Connect the approved development in accordance with the Certificate of Electricity Supply submitted under part a) of this condition.	
31.	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.	a)-b) Prior to commencement of use or BFP endorsement, whichever occurs first
	b) Connect the approved development in accordance with the documentation submitted under part a) of this condition.	
32.	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> .	a)-b) Prior to commencement of use or BFP endorsement, whichever occurs first
	b) Construct the fibre-ready pit and pipe infrastructure specified in the agreement submitted under part a) of this condition.	
33.	Electric vehicle readiness	
	a) Include electric vehicle readiness in the development as follows: <ul style="list-style-type: none"> i) Provision of the equivalent electrical capacity for Basic (slow) EVSE chargers to 34 parking bays (19% of all parking bays), excluding provision of conduits, cable trays and/or wiring from car park distribution boards to individual parking spaces; and ii) Installation of Basic (slow) EVSE chargers to 4 parking bays (approximately 3% of all parking bays) and the installation of DC (fast) chargers to a minimum of 4 parking bays (approximately 3% of all parking bays). 	a)-c) Prior to endorsement of the BFP or commencement of the use, whichever occurs first
	b) Electric vehicle charging shall be: <ul style="list-style-type: none"> i. capable of electrical load control to manage the development's electricity demand profile in the context of the network supply profile; and ii. designed with regard to fire retardance and ventilation 	

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	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.	
34.	Land Use	
	a) The hospital, office, research and technology industry and health care services are approved land uses within all approved tenancies excluding the tenancy on the ground floor nominated as a cafe.	From commencement of use and at all times
	b) 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.	
	c) The maximum gross floor area to be established on site for each land use is as follows: <ul style="list-style-type: none"> i) 4,756m² collectively for hospital, health care services and office; ii) 218m² for a function facility; iii) 109m² for a food and drink outlet. All other land uses are unrestricted.	
	d) The Building Manager must maintain a record of the gross floor areas utilised for each land use identified in part c) of this condition and provide this record any time on request.	
35.	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.	From commencement of use
36.	Condition 36 deleted	
37.	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 any building works on site
38.	Landscape works	
	a) Submit to EDQ IS 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 following approved plans: <ul style="list-style-type: none"> i) GOLD COAST HEALTH & KNOWLEDGE PRECINCT LANDSCAPE CONCEPT DESIGN REPORT. Dated: 16/11/2022. Reference Number: 600_SD_LR001_F. 	a) Prior to commencement of ground level building work
	b) Construct landscape works generally in accordance with the certified plans submitted under part a) of this condition.	b) Prior to commencement of use or BFP endorsement, whichever occurs first
39.	Landscape works – Compliance Assessment	
	a) Submit to EDQ DA for Compliance Assessment, details of landscaping above the basement. The submission must include: <ul style="list-style-type: none"> i. Details of proposed fill above the basement that shall be capable of supporting the intended future use as landscaping; ii. Details of bunding; iii. Details of retaining structures (where necessary); iv. Details of landscaping located above the basement and bunding; v. Details of temporary balustrading along the food and drink outlet (where necessary due to level changes); 	a)-b) Prior to commencement of use

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	<ul style="list-style-type: none"> vi. A cross section along the length of the landscaping between Hill Street to Nexus Way to demonstrate an appropriate interface; vii. A series of cross sections between the approved building and landscaped area (including bunding) to show the extent of fill above the basement and appropriate changes. <p>b) Construct the landscape works in accordance with the details submitted under part a) of this condition.</p>	
40.	<p>Acoustic treatments</p> <ul style="list-style-type: none"> a) Construct the approved development to include the acoustic treatments specified in section 6 of the following approved document: <ul style="list-style-type: none"> i) Gold Coast Health & Knowledge Precinct (GCHKP) – Research & Development Centre of Excellence Acoustic Report, Ref. 301050263, dated 29/06/2022. b) Submit to EDQ IS evidence that the requirements of part a) of this condition have been met. 	a)-b) Prior to commencement of use or BFP endorsement, whichever occurs first
41.	<p>Outdoor lighting</p> <p>Outdoor lighting within the site is to be designed and constructed in accordance with <i>Australian Standard AS 4282:1997 Control of the Obtrusive Effects of Outdoor Lighting</i>.</p>	Prior to commencement of use or BFP endorsement, whichever occurs first
42.	<p>Sustainability and efficiency</p> <ul style="list-style-type: none"> a) Construct the approved development to achieve a 6 star Green Star Design & As Built v1.3 rating: b) Submit to EDQ IS evidence that the requirements of part a) of this condition have been met. 	a)-b) Prior to commencement of use or BFP endorsement, whichever occurs first
43.	<p>Easements over infrastructure</p> <p>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.</p> <p>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.</p>	Prior to commencement of use or registration of a Building Format Plan, whichever occurs first
44.	<p>Advertising Devices – Compliance Assessment</p> <p>Submit to EDQ DA for compliance assessment details of any advertising devices proposed on the approved built form that are not exempt development. The proposed advertising devices will need to demonstrate compliance with City of Gold Coast planning provisions and the Parklands PDA Development Scheme.</p>	At all times
45.	<p>Commercial Food and Cooking Air Emissions</p> <p>The development is to ensure that if food and cooking odour is released, the exhaust vent outlets are discharged vertically and directed away from any sensitive use with the following constraints:</p> <ul style="list-style-type: none"> 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. 	Prior to the commencement of the use and then to be maintained
46.	<p>Provide Replacement Street Tree(s)</p> <ul style="list-style-type: none"> a) Enter into an agreement with City of Gold Coast Council (Parks and Recreational Services Branch) regarding the removal and replacement of existing street trees and understorey planting within the adjoining road 	a)-b) Prior to the commencement of any works or the removal

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	<p>verge which are required to be removed to facilitate the construction of the vehicle crossover to Hill Street, and the curved feature awning at the corner of Hill Street and Nexus Way, and construction of the building in general. The agreement must detail and finalise the number of individual trees and understorey to be removed, as well as the number, species, locations, stock size at time of installation, installation, and maintenance of the required replacement street trees.</p> <p>b) Provide to EDQ DA a copy of the agreement required by item 'a' of this Condition, endorsed by the City of Gold Coast Council (Parks and Recreational Services Branch).</p> <p>c) Implement the endorsed agreement required by item 'a' of this Condition.</p> <p><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></p> <p>d) Maintain protection measures for new street trees during construction/while development is occurring and remove protection measures prior to the commencement of the use.</p>	<p>of any existing street trees.</p> <p>c) Prior to the commencement of use or registration of a Building Format Plan, whichever occurs first.</p> <p>d) As described within the wording of the condition.</p>
47.	<p>Retain and Protect Existing Street Tree(s)</p> <p>a) Identify, retain, and protect all existing street trees (excluding those endorsed for removal by the agreement with City of Gold Coast Council (Parks and Recreational Services Branch) as required by Condition 46 of this Decision Notice).</p> <p>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 Council (Parks and Recreational Services Branch) in relation to the required provision of protection measures.</p> <p><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></p> <p>c) Maintain protection measures at all times during construction and while the development is occurring.</p> <p>d) Remove protection measures prior to the commencement of the use.</p>	<p>a) At all times.</p> <p>b)-c) Prior to works occurring, and then at all times.</p> <p>d) As described within the wording of the condition.</p>
48.	<p>Streetscape Planting (Non-standard, Excluding Street Trees)</p> <p>a) Identify, retain, and protect existing streetscape planting located between the existing footpath and the kerb.</p> <p>b) Enter into an agreement with City of Gold Coast Council (Parks and Recreational Services Branch) for rectification of existing streetscape garden areas within the road verge along Hill Street that will be required to be removed/ reinstated/ relocated to facilitate the vehicle crossover. The agreement must detail the location, species, stock size at time of installation, installation, and maintenance of the required streetscape planting.</p>	<p>a) At all times.</p> <p>b) Prior to commencement of works and removal of any existing gardens.</p>

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	<p>c) Other than any retained, rectified or relocated streetscape planting covered by item 'b' of this Condition, all areas of the public road verge located between the private property boundary and the edge of the public footpath must consist of turf only (excluding endorsed or approved pedestrian connections). Alternatively, the applicant may enter into an agreement with City of Gold Coast Council (Parks and Recreational Services Branch) for the installation of additional non-standard planting within the public verge.</p> <p><i>Note – New non-standard planting is not permitted to be installed without an agreement from City of Gold Coast Council (Parks and Recreational Services Branch).</i></p>	c) Prior to commencement of the use or registration of a Building Format Plan, whichever occurs first.
	d) Provide to EDQ DA a copy of the agreement required by item 'b' of this Condition, endorsed by the City of Gold Coast Council (Parks and Recreational Services Branch).	d) Prior to commencement of works and removal of any existing gardens.
	e) Provide to EDQ DA a copy of the agreement required by item 'c' of this Condition, endorsed by the City of Gold Coast Council (Parks and Recreational Services Branch).	e) Prior to commencement of the use or registration of a Building Format Plan, whichever occurs first.
	<p>f) Implement the endorsed agreements required by items 'b' and 'c' of this Condition.</p> <p><i>Note: Streetscape works (rectification and new planting) should not be planted until all utilities have been installed and building works immediately adjacent the planting locations have been completed</i></p>	f) Prior to the commencement of use or registration of a Building Format Plan, whichever occurs first.
	g) Maintain the streetscape planting in accordance with the terms of the agreements required by items 'b' and 'c' of this Condition, at all times.	g) As described within the wording of the condition.
49.	<p>Infrastructure Charges Pay to the MEDQ infrastructure charges in accordance with the IFF, indexed to the date of payment.</p> <p>Where the application is a MCU, certified and submitted plans to Council detailing the GFA must also be provided at the time of payment</p>	Within 24 months of commencement of 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.

