

Our ref: DEV-2026-GCP-4617 & DEV2020/1106

2 June 2026

Liam Martin
Griffith University c/- Urbis Ltd
Level 2 / 64 Marine Parade
Southport
QLD 4215

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Dear Applicant

Changed PDA Decision Notice

Notices given for the purposes of section 99 of the Economic Development Act 2012 and Section 101 Approval to Extend the Currency Period

Priority Development Area (PDA): Parklands
PDA Development Approval: DEV-2026-GCP-4617
Property Location: 28 Nexus Way, Southport
Property Description: Lot 10 on SP275512

On 2 June 2026, Economic Development Queensland (EDQ) decided to approve **all** of the Amendment Application for the above PDA Development Approval subject to PDA Development Conditions in accordance with the attached Changed Decision Notice.

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

It is also recognised that this application benefits from the Covid-19 Applicable Event declaration made by the MEDQ pursuant to s171N of the *Economic Development Act 2012*, which provides a total of an additional 2-years currency period extension. Therefore, the total applicable currency period that is approved for this application is 8 years from the original approval date.

If you require any further information, please contact Elizabeth Piper on (07) 3452 7454 or by email at Elizabeth.Piper@edq.qld.gov.au.

Yours sincerely



Beatriz Gomez
**Director – Established Growth
Development Services
Economic Development Queensland**

Cc: City of Gold Coast Council

Changed Decision Notice

Site information		
Name of priority development area (PDA)	Parklands	
Site address	28 Nexus Way, Southport	
Lot on plan description	Lot number	Plan description
	10	SP275512

PDA Development Approval details	
DEV Reference No.	DEV-2026-GCP-4617
Original Approval details	PDA Development Approval for Material Change of Use for a mixed use 6 storey development comprising Educational Establishment, Research and Technology Industry and Food and Drink Outlet
Change to Approval Decision	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. The approval is for changes to the following: - Amended approved plans and documents - Amended conditions 2, 4, 5, 6, 23, 24, 25, 27, 28, 29, and 31
Original decision date	10 September 2020
Change to Approval decision date	2 June 2026
Currency Period	8 years from the original decision date (inclusive of Covid-19 Applicable Event extension)

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.				
Plan/Document Name	Reference No.	Prepared By	Date	
1. Griffith University HATRIC Development Application Package Drawings: Site Plan, Lower Ground, Upper Ground, Level 1, Level 2, Level 3, Plant, Roof Plan, Nexus Way Elevation (amended in red), Knowledge Street Elevation (amended in red), Bonner Street Elevation (amended in red), Parklands Drive Elevation (amended in red),	017821	Hassell	19/05/2026	

	Sections – Nexus Way Cross Section, Parklands Drive Cross Section, Material Palette (2 pages), Design Intent – Building exterior look & feel, GFA Plans,			
2.	ESD Report	Issue 03	D Squared	25/03/2026
3.	Drainage Surface Plan Proposed	256048-TTW-00-SK-CI-00022-B	TTW	22/05/2026
4.	Stormwater Management Report	256048	TTW	24/03/2026 (amended in red on 29/05/2026)
5.	Griffith University HATRIC Landscape Architecture Rev 5	017821	Hassell	11/03/2026

Information Only – Plans and Documents

1.	Griffith University HATRIC Development Application Package Drawings: Perspectives – Main entrance, View from Nexus Way and Bonner Street, View from Parklands Drive, View from Bonner Street.	017821	Hassell	19/05/2026
2.	Access to pit and pipe infrastructure – Parklands Drive, <i>Memorandum of Understanding – Griffith University and City of Gold Coast Council</i>	-	-	24/02/2019
3.	Confirmation of Agreement, prepared by Ace Waste Pty Ltd	-	-	14/04/2026
4.	Confirmation of Agreement, prepared by Crown Waste Solutions	-	-	02/03/2026

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).

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

- ii) submit to EDQ a duly completed Compliance Assessment form².
- iii) submit to EDQ 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:
 - i) the Applicant submits items required under a) above to EDQ 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) 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 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.

Submitting documentation to EDQ

Where a condition of this approval requires documentation to be submitted to EDQ, use the following submission pathways:

- a) For conditions requiring Compliance Assessment via the [EDQ Customer Portal](#) or via developmentservices@edq.qld.gov.au.
- b) For conditions requiring the submission of material related to the [Certification Procedures Manual \(CPM\)](#) process via the CPM [Digital Submission system](#).

PDA Development Conditions

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.

No.	Condition	Timing
General		
1.	Carry out the Approved Development Carry out the approved development generally in accordance with the approved plans and documents, and any other documentation endorsed via Compliance Assessment as required by these conditions.	Prior to commencement of use
2.	Certification of Operational Works All operational works for contributed assets undertaken in accordance with this approval are to comply with all requirements of and fulfil all responsibilities outlined in the <i>Certification Procedures Manual</i> .	As required by the <i>Certification Procedures Manual</i>
3.	Maintain the Approved Development Maintain the approved development (including landscaping, parking, driveways and other external spaces) generally in accordance with the approved plans and documents, and any other documentation endorsed required by these conditions.	At all times
Planning and Urban Design		
4.	Sustainability Construct the development in accordance with the recommendations of the approved ESD Report Issue 03, prepared by D Squared, dated 25/03/2026.	Prior to commencement of use
Landscape and Environment		
5.	Compliance assessment – Public Streetscape Improvements a) Submit to EDQ IS, for compliance assessment, detailed landscape plans for all proposed public streetscape works, certified by an AILA registered Landscape Architect. The detailed streetscape plans shall include, where applicable: i. a schedule of proposed standard and non-standard assets to be transferred to Council; ii. Streetscapes generally consistent with a pedestrianised boulevard treatment containing wide, unobstructed pavements, clean stemmed street trees for shade and aesthetic amenity, garden beds and appropriate street furniture; iii. Integration of the streetscape works with the landscape treatment proposed on the subject site by conditions of this approval; iv. location and type of street lighting in accordance with Australian Standard AS1158 – ‘<i>Lighting for Roads and Public Spaces</i>’; v. location and types of streetscape furniture; i. location and type of street lighting in accordance with Australian Standard AS1158 – ‘<i>Lighting for Roads and Public Spaces</i>’;	a) Prior to the commencement of streetscape works

	ii. footpath treatments; vi. location and size of stormwater treatment devices; and vii. street trees, including species, size (semi-advanced), spacing and location generally in accordance with the Council's adopted planting schedules and guidelines. b) Construct the works generally in accordance with the endorsed plans as required under part a) of this condition. c) Submit to EDQ IS, 'As Constructed' plans, certified by an AILA registered Landscape Architect, and asset register in a format acceptable to Council. d) Provide 12 months maintenance to the street trees, commencing on receipt of written confirmation from EDQ IS that planting is satisfactory.	b) Prior to commencement of use c) Prior to commencement of use d) As indicated
6.	Compliance assessment – Landscape Works a) Submit to EDQ IS for Compliance Assessment, detailed landscape plans, certified by an AILA, for landscape works within the proposed development, including for the following aspects: i. the hard and soft elements of the landscaped areas, including integration of the forecourt and green edges with the streetscape works required by conditions of this approval; ii. the hard and soft elements of landscaping in the area indicatively shown as 'Future Stage 2' on approved Site Plan; iii. a feeding, watering and maintenance regime for all on-site planting, including how harvested water will be utilised; iv. planting species, pot size at time of planting, height and width at maturity, having regard to the planting environment and envisaged growth; v. a planting schedule excluding species identified within Schedule 6 City of Gold Coast City Plan policies (SC6.13.19.3.2) as 'restricted use – toxicity and safety reasons'; vi. existing street trees within the public road reserve fronting the subject site must be retained and protected. b) Construct the works generally in accordance with the certified plans submitted under part a) of this condition.	a) Prior to commencement of landscape works b) Prior to commencement of use
Parking and Access		
7.	Vehicular Access a) Vehicular access to the site must be provided from Bonner Street in general accordance with the approved plans and must be designed and constructed in accordance with the Council's standard drawing #05-02-301, Type 6.	a) Prior to commencement of use and to be maintained

	b) Submit to EDQ IS, certification by a RPEQ written evidence demonstrating that the crossovers have been provided in accordance with part a) of this condition	b) Prior to commencement of use
8.	Car Parking a) Construct, sign and delineate car parking spaces generally in accordance with <i>Australian Standard AS2890 – Parking Facilities</i> and the approved plans. b) Submit to EDQ IS, RPEQ certification that parking facilities have been constructed in accordance with part a) of this condition.	a) Prior to commencement of use and to be maintained b) Prior to commencement of use
9.	Bicycle parking a) Construct, sign and delineate bicycle parking facilities generally in accordance with <i>Australian Standard AS 2890.3:2015 Parking facilities, Part 3: Bicycle parking</i> and the approved plans. b) Submit to EDQ IS, evidence demonstrating bicycle parking facilities have been constructed in accordance with part a) of this condition.	a) Prior to commencement of use b) Prior to commencement of use
10.	End of Trip Facilities a) Provide end of trip facilities, generally in accordance with approved plans and A13 of the Queensland Development Code (QDC) MP4.1, and delineated and signed generally in accordance with <i>AS2890.3 – 2015 Bicycle parking facilities</i> . b) Submit to EDQ IS, written evidence demonstrating end of trip facilities have been constructed in accordance with part a) of this condition.	a) Prior to commencement of use and to be maintained b) Prior to commencement of use
Engineering		
11.	Out of hours work - Compliance Assessment a) Where out of hours work is proposed during construction, submit to EDQ DA, for Compliance Assessment, an out of hours work request. The out of hours work request must include: i. a duly completed out of hours work request form 3; and ii. all mandatory information stated in the out of hours work request form. b) Carry out the out of hours work endorsed under part a) of this condition.	a) Minimum of 10 business days prior to requested out of hours work commencement date b) As indicated
12.	Construction Management Plan	

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

	a) Submit to EDQ IS, a site-based Construction Management Plan (CMP), prepared by the principal site contractor, which manages construction impacts, including: i) noise and dust in accordance with the EP Act; ii) stormwater flows around and through the site without increasing the concentration of total suspended solids or Prescribed Water Contaminants (as defined in the EP Act), causing erosion, creating any ponding and causing any actionable nuisance to upstream and downstream properties and structures; iii) contaminated land (as defined under the EP Act), where required under a site suitability statement prepared in accordance with section 389 of the EP Act; iv) site management: 1. for the provision of safe and functional alternative pedestrian routes, past, through or around the site; 2. to mitigate impacts to public sector entity assets, including street trees, on or external to the site; 3. for safe and functional temporary vehicular access points and frequency of use; 4. for the safe and functional loading and unloading of materials including the location of any remote loading sites; 5. for the location of materials, structures, plant and equipment; 6. of waste generated by construction activities; 7. detailing how materials are to be loaded/unloaded; 8. of proposed external hoardings and gantries (with clearances to street furniture and other public sector entity assets); 9. of employee and visitor parking areas; 10. of anticipated staging and programming; 11. for the provision of safe and functional fire exit routes including other uses on and adjoining the site; and 12. out of hours work in accordance with Chapter 8, Part 3B, Division 3 of the EP Act 13. complaint management process. b) Carry out all construction work generally in accordance with the CMP submitted and approved by EDQ IS under part a) of this condition. c) Maintain a current approved CMP on site and make the CMP available for use and inspection.	a) Prior to commencement of site works b) At all times during construction c) At all times during construction
13.	Construction Noise Management Plan a) Submit to EDQ IS, a Construction Noise Management Plan (CNMP), certified by a suitably qualified acoustic engineer. At a minimum, the CNMP must address the following sections of <i>Australian Standard AS2436-2010</i> as they relate to the site and construction activities:	a) Prior to commencement of site works

	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. b) Carry out construction work in accordance with the certified CNMP required under part a) of this condition. c) Where requested by EDQ, submit to EDQ IS Noise Monitoring Reports, certified by a suitably qualified person, and evidence of compliance with the community relations elements of the CNMP required under part a) of this condition.	b) At all times during construction c) As indicated
14.	Traffic Management Plan a) Submit to EDQ IS, a Traffic Management Plan (TMP), certified by a person holding a current Traffic Management Design qualification or equivalent. The TMP must include the following: i) provision for the safe and functional management of traffic around and through the site during and outside of construction work hours; ii) provision for the safe and functional management of pedestrian traffic, including alternative pedestrian routes past, through or around the site; iii) provision of parking for workers and materials delivery; iv) risk identification, assessment and identification of mitigation measures; v) ongoing monitoring, management review and certified updates (as required); and vi) traffic control plans and/or traffic control diagrams, prepared in accordance with <i>Manual of Uniform Traffic Control Devices</i>, for any temporary part or full road closures. b) Carry out all works generally in accordance with the certified TMP submitted and approved under part a) of this condition. c) Maintain a current approved TMP on site and make the TMP available for use and inspection. <i>NOTE: Operational traffic changes, such as temporary and permanent lane modifications, relaxation of clearway zone hours or footpath closures, may require authorisation from Council or DTMR as road manager. It is</i>	a) Prior to commencement of site works b) & c) At all times during construction

	<i>recommended that applicants engage directly with the applicable road manager.</i>	
15.	Structural monitoring and vibration report a) Submit to the EDQ IS, a Structural Monitoring and Vibration Report (SMVR), certified by a suitably qualified RPEQ [structural], including: i) the process for in-situ testing, based upon actual construction equipment, methods and onsite geotechnical conditions, to forecast expected vibration during all works, including: 1. excavation of basement and shoring; 2. new excavation; 3. installation of new foundations (i.e. piling); 4. proposed methods to mitigate and control vibration and ground movement during construction; ii) an instrumentation and monitoring plan, including drawings, frequency of monitoring, vibration limits and actions to be taken should limits be exceeded. The monitoring must commence prior to excavation, continue during excavation and construction, and finish one month after the completion of permanent works; iii) confirmation that the vibrations limits have been submitted to adjacent utility providers; iv) confirmation that Council and DTMR have reviewed and supported the monitoring procedure. v) proposed anchoring, including: 1. whether anchors are temporary or permanent; 2. anchors' lifespan; 3. consent from affected landowners and/or road managers; vi) dilapidation survey for all surrounding assets and details of on-going monitoring of these assets. b) Carry out construction work in accordance with the certified SMVR approved under part a) of this condition.	a) Prior to commencement of site works b) At all times during construction
16.	Retaining Walls a) Submit to EDQ IS, detailed engineering plans, certified by an RPEQ, of all retaining walls 1.0m or greater in height. Retaining walls are to be generally in accordance AS4678 Earth Retaining Structures and to be designed for a minimum 50-year design life. b) Construct the works generally in accordance with the certified plans submitted under part a) of this condition. c) Submit to EDQ IS, certification by a RPEQ that all retaining wall works 1.0m or greater in height have been carried out generally in accordance with the certified plans submitted under part a) of this condition.	a) Prior to commencement of site works b) Prior to commencement of use c) Prior to commencement of use
17.	Filling and Excavation	

	a) Submit to EDQ IS, detailed earthworks plans, certified by a RPEQ [civil], and designed generally in accordance with <i>AS3798 – 2007 Guidelines on Earthworks for Commercial and Residential Developments</i>. The certified earthworks plans are to: i) include the location and finished surface levels of any cut and/or fill; ii) detail areas where dispersive soils will be disturbed, treatment of dispersive soils and their rehabilitation; iii) provide details of any areas where surplus soils are to be stockpiled; iv) detail protection measures to: 1. ensure adjoining properties and roads are not impacted by ponding or nuisance stormwater resulting from earthworks associated with the approved development; 2. preserve all drainage structures from structural loading impacts resulting from earthworks associated with the approved development; and vii) where rock or ground anchors are required within adjoining road reserve(s) or land, include consents from relevant road managers, service authorities and/or landowner(s). b) Carry out the earthworks generally in accordance with the certified plans submitted under part a) of this condition. c) Submit to EDQ IS certification by a RPEQ that all earthworks have been carried out in generally accordance with the certified plans submitted under part a) of this condition and any unsuitable material encountered has been treated or replaced with suitable material.	a) Prior to commencement of site works b) Prior to commencement of use c) Prior to commencement of use
18.	Acid sulfate soils (ASS) a) Where on-site ASS are encountered, submit to EDQ IS, an ASS management plan, prepared in accordance with the <i>Queensland Acid Sulfate Soil Technical Manual</i>. b) Excavate, remove and/or treat on site all disturbed ASS generally in accordance with the certified ASS management plan submitted under part a) of this condition. c) Submit to EDQ 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 a) of this condition.	a) Prior to commencement of earthworks b) At all times during earthworks c) Prior to commencement of use
19.	Erosion and Sediment Management a) Submit to EDQ IS, an Erosion and Sediment Control Plan (ESCP), certified by a RPEQ [civil/environmental] or an accredited professional in erosion and sediment control, prepared generally in accordance with the following: i) construction phase stormwater management design objectives of the <i>State Planning Policy 2017</i> (Appendix 2 Table A);	a) Prior to commencement of site works

	ii) <i>Healthy Land and Water Technical Note: Complying with the SPP – Sediment Management on Construction Sites</i>; iii) <i>Urban Stormwater Quality Planning Guidelines</i>, dated 2010, prepared by the former Department of Environment and Heritage Protection; and iv) <i>Best Practice Erosion and Sediment Control</i>, dated November 2008, prepared by the International Erosion Control Association Australasia (as amended from time to time). b) Implement the certified ESCP submitted under part a) of this condition.	b) At all times during construction
20.	Outdoor Lighting Outdoor lighting within the development is to be designed and installed in accordance with <i>AS 4282:2019 Control of the Obtrusive Effects of Outdoor Lighting</i>.	Prior to commencement of use and to be maintained
21.	Public infrastructure (damage, repairs and relocation) a) Repair any damage to existing public infrastructure caused by works carried out in association with the approved development. b) Should existing public infrastructure require repair or relocation, due to the approved development and/or works associated with the approved development, repair and/or relocate the public infrastructure at no cost to others and in accordance with statutory requirements and adopted design standards.	a) Prior to commencement of use b) Prior to commencement of use
22.	Acoustic treatments to building Submit to EDQ IS, an Acoustic Compliance Certificate which demonstrates that the building has been designed and constructed to manage and minimise acoustic impacts from the adjoining transport corridors, in accordance with best practice, relevant acoustic requirements and Australian Standards.	Prior to commencement of use
23.	Refuse Collection Implement the refuse collection arrangements confirmed by Ace Waste Pty Ltd dated 14/04/2026 and Crown Waste Solutions dated 02/03/2026.	At all times
Connections to existing networks		
24.	Water Connect the development to the reticulation networks for water, in accordance with Council's current adopted standards.	Prior to commencement of use
25.	Sewer Connection	

	Connect the development to the reticulation networks for sewer, in accordance with Council's current adopted standards.	Prior to commencement of use
26.	Stormwater Connection Connect the development to a lawful point of discharge with 'no-worsening' to upstream or downstream properties for storm events up to and including the 1% Annual Exceedance Probability (AEP) event, in accordance with Council current adopted standards.	Prior to commencement of use
27.	Electricity a) Submit to EDQ IS, a Certificate of Electricity Supply for the provision of electricity supply to the approved development. b) Connect the approved development in accordance with the Certificate of Electricity Supply submitted under part a) of this condition.	a) Prior to commencement of use b) Prior to commencement of use
28.	Telecommunications Connect the approved development in accordance with the Access to pit and pipe infrastructure – Parklands Drive, <i>Memorandum of Understanding – Griffith University and City of Gold Coast Council</i> .	Prior to commencement of use.
29.	Broadband Construct the fibre-ready pit and pipe infrastructure in accordance with the Access to pit and pipe infrastructure – Parklands Drive, <i>Memorandum of Understanding – Griffith University and City of Gold Coast Council</i> .	Prior to commencement of use
Surveying, land transfers and easements		
30.	Easements over Infrastructure Public utility easements are to be provided, in favour of and at no cost to the grantee, over infrastructure that becomes contributed assets but is not located on land owned by the relevant authority. The terms of the easements are to be to the satisfaction of the Chief Executive Officer of the authority which ultimately is to takeover and maintain the contributed assets.	Prior to commencement of use or endorsement of a Building Format Plan, whichever occurs first
Infrastructure Charges		
31.	Infrastructure Contributions Pay to the MEDQ infrastructure charges as follows: a) An amount equalling two-thirds (2/3) of the charges for sewer and water networks only, in accordance with the City of Gold Coast Charges Resolution in effect at the time the development is completed and before the ending of the approved new waiver extension by the City of Gold Coast, if evidence is provided to the MEDQ of the City of	Prior to the commencement of the use

	Gold Coast Council's agreement to extend the infrastructure charges waiver. b) Should evidence of the City of Gold Coast Council's agreement to extend the waiver and infrastructure charges discount not be provided to EDQ, the full amount calculated for all networks, in accordance with the City of Gold Coast Charges Resolution in effect at the time the development is completed.	
Construction management		
32.	Hours of Work – Construction Unless otherwise endorsed, via Compliance Assessment for out-of-hour 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

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 ****