

Our ref: DEV2024/1481

14 April 2026

Northwest Healthcare Properties REIT
C/- Urbis Pty Ltd
Melissa Griffin
Level 2, 64 Marine Parade
Southport QLD 4215

Email: goldcoastoffice@urbis.com.au & mgriffin@urbis.com.au

Dear Melissa,

PDA Decision Notice

Notice given under section 89(1) of the Economic Development Act 2012

Priority Development Area (PDA): Parklands

PDA Development Type:

**Development Permit for MCU for Extension to
Hospital, Office, Research and Technology Industry,
Educational Establishment, Health Care Services and
Food and Drink Outlet (Airbridge to Gold Coast
Private Hospital)**

Property Location:

**21-23 Nexus Way, Southport and Part of Hill Street,
Southport**

Property Description:

**Lots 61 and 63 on SP338437 and part of Hill Street,
Southport**

On 14 April 2026, Economic Development Queensland (EDQ) decided to approve **all** of the above PDA Development Application subject to PDA Development Conditions in accordance with the attached PDA Decision Notice.

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

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Website www.edq.qld.gov.au
ABN 76 590 288 697

PDA Decision Notice

Site information		
Name of Priority Development Area (PDA)	Parklands	
Site address	21-23 Nexus Way, Southport and Part of Hill Street, Southport	
Lot on plan description	Lot number	Plan description
	Lot 61	SP338437
	Lot 63	SP338437

PDA Development Approval details	
DEV Reference No.	DEV2024/1481
PDA Development Approval Type	☒ Material change of use ☐ PDA Preliminary Approval ☒ PDA Development Permit ☐ Reconfiguring a lot ☐ PDA Preliminary Approval ☐ PDA Development Permit ☐ Operational work ☐ PDA Preliminary Approval ☐ PDA Development Permit
Approval details	Material Change of Use for an Extension to Hospital, Office, Research and Technology Industry, Educational Establishment, Health Care Services and Food and Drink Outlet (Airbridge to Gold Coast Private Hospital)
Decision	EDQ has decided to grant all of the PDA Development Approval applied for, subject to PDA Development Conditions forming part of this Decision Notice.
Decision date	14 April 2026
Currency Period	6 years from the 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.			
Plan / Document Name		Reference	Date
1.	SITE PLAN – PROPOSED LEVEL 0	AC1104 Issue: M	14/06/2024 (Amended in Red)

			on 28/01/2025)
2.	LEVEL B3 GENERAL ARRANGEMENT PLAN	AB1301 Issue: Q	14/06/2024 (Amended in Red on 14/04/2026)
3.	LEVEL B2 GENERAL ARRANGEMENT PLAN	AB1302 Issue: Q	14/06/2024
4.	LEVEL B1 GENERAL ARRANGEMENT PLAN	AB1303 Issue: R	14/06/2024
5.	LEVEL 0 GENERAL ARRANGEMENT PLAN	AB1304 Issue: Q	14/06/2024 (Amended in Red on 28/01/2025)
6.	LEVEL 1 GENERAL ARRANGEMENT PLAN	AB1305 Issue: N	14/06/2024
7.	LEVEL 2 GENERAL ARRANGEMENT PLAN	AB1306 Issue: M	14/06/2024
8.	LEVEL 3 GENERAL ARRANGEMENT PLAN	AB1307 Issue: M	14/06/2024
9.	LEVEL 4 GENERAL ARRANGEMENT PLAN	AB1308 Issue: M	14/06/2024
10.	LEVEL 5 GENERAL ARRANGEMENT PLAN	AB1309 Issue: N	14/06/2024
11.	LEVEL 6 GENERAL ARRANGEMENT PLAN	AB1310 Issue: M	14/06/2024
12.	LEVEL 7 GENERAL ARRANGEMENT PLAN	AB1311 Issue: N	14/06/2024
13.	LEVEL 8 GENERAL ARRANGEMENT PLAN	AB1312 Issue: N	14/06/2024
14.	LEVEL ROOF GENERAL ARRANGEMENT PLAN	AB1313 Issue: N	14/06/2024
15.	BUILDING ELEVATIONS	AB2001 Issue: P	14/06/2024
16.	BUILDING ELEVATIONS	AB2002 Issue: P	14/06/2024
17.	BUILDING ELEVATIONS	AB2003 Issue: N	14/06/2024 (Amended in Red on 28/01/2025)
18.	BUILDING ELEVATIONS – LEVEL 0	AB2106 Issue: A	14/06/2024
19.	BUILDING SECTIONS	AB3001 Issue: Q	14/06/2024 (Amended in Red on 28/01/2025)
20.	BUILDING SECTIONS	AB3002 Issue Q	14/06/2024
21.	MAIN RAMP SECTION	AB3010 Issue: D	17/11/2022
22.	PIAZZA SECTIONS REFERENCE PLAN	AC3550 Issue: J	14/06/2024 (Amended in Red on 28/01/2025)
23.	PIAZZA SECTIONS	AC3552 Issue: H	14/06/2024 (Amended in Red on 28/01/2025)
24.	PLANTER SECTIONS	AB3055 Issue: E	17/11/2022
25.	LARGE SCALE VIEW	AB4601 Issue: C	16/11/2022
26.	AREA DIAGRAMS – GFA PLANNING	AB6002 Issue: J	14/06/2024 (Amended in Red on 28/01/2025)
27.	SOLAR STUDY_JUNE 22	AB8001 Issue: A	14/06/2024

			(Amended in Red on 28/01/2025)
28.	SOLAR STUDY_SEPTEMBER 22	AB8002 Issue: A	14/06/2024 (Amended in Red on 28/01/2025)
29.	SOLAR STUDY_DECEMBER 22	AB8003 Issue: A	14/06/2024 (Amended in Red on 28/01/2025)
30.	INDICIATIVE FINISHES & MATERIALS SCHEDULE	AC9010 Issue: E	14/06/2024
31.	SITE PLAN – PROPOSED	AD1101 Issue: C	11/04/2024 (Amended in Red on 28/01/2025)
32.	LINK – PLAN – LEVEL 0	AD1201 Issue: Q	22/05/2024 (Amended in Red on 28/01/2025)
33.	LINK – PLAN – LEVEL 2	AD1202 Issue: Q	09/08/2024 (Amended in Red on 28/01/2025)
34.	LINK – ROOF PLAN	AD1203 Issue: K	09/08/2024 (Amended in Red on 28/01/2025)
35.	LINK LEVEL 0 STRUCTURAL SETOUT PLAN	AD1301 Issue: C	08/04/2024 (Amended in Red on 28/01/2025)
36.	LINK – OVERALL ELEVATIONS. NORTH ELEVATION	AD2101 Issue: R	09/08/2024 (Amended in Red on 28/01/2025)
37.	LINK – OVERALL ELEVATIONS	AD2102 Issue: L	18/04/2024 (Amended in Red on 28/01/2025)
38.	LINK – OVERALL SECTIONS	AD3103 Issue: M	09/08/2024 (Amended in Red on 28/01/2025)
39.	LINK – DETAIL SECTIONS	AD3502 Issue: K	09/08/2024 (Amended in Red on 28/01/2025)
40.	GOLD COAST HEALTH & KNOWLEDGE PRECINCT LANDSCAPE CONCEPT DESIGN REPORT	600_SD_LR001_F	16/11/2022
41.	Operational Waste Management Plan	23GCW0005	24/02/2023
42.	Traffic Engineering	21BRT0549 Version 1	01/06/2022
43.	Traffic Response to Further Issues	21BRT0549	20/09/2022
44.	SERVICEABILITY REPORT	21366 Revision: B	07/2022

45.	GEOTECHNICAL INVESTIGATION	2-15299 Version 1	January 2023
46.	Gold Coast Health & Knowledge Precinct (GCHKP) – Research & Development Centre of Excellence Acoustic Report	301050263 Revision 002_001	29/06/2022
47.	Façade Glazing Light and Solar (Heat) Reflectivity	15111-LTR-FC0001	27/05/2022
48.	Signage Package – GCHKP Research & Development Centre of Excellence	GCHKP – Signage Concept	03/09/2024
49.	Cover Sheet & Key Plan, prepared by O2 Landscape Architecture	600-CD001 Issue 3	14/05/2024
50.	Legend and Selections – Sheet 1, prepared by O2 Landscape Architecture	600-CD011 Issue 3	14/05/2024
51.	Legend and Selections – Sheet 2, prepared by O2 Landscape Architecture	600-CD012 Issue 3	14/05/2024
52.	Legend and Selections – Sheet 3, prepared by O2 Landscape Architecture	600-CD013 Issue 3	14/05/2024
53.	Legend and Selections – Sheet 4, prepared by O2 Landscape Architecture	600-CD014 Issue 3	14/05/2024
54.	Plant Schedules, prepared by O2 Landscape Architecture	600-CD020 Issue 3	14/05/2024
55.	Landscape Site Plan, prepared by O2 Landscape Architecture	600-CD050 Issue 3	14/05/2024
56.	Streetscape Demolition Plan, prepared by O2 Landscape Architecture	600-CD200 Issue 4	14/05/2024
57.	Levels and Grading Plan – Level 0, prepared by O2 Landscape Architecture	600-CD402 Issue 2	14/05/2024 (Amended in Red on 15/01/2025)
58.	Surface Finishes Plan – Level 0 – Sheet 1, prepared by O2 Landscape Architecture	600-CD501 Issue 3	14/05/2024
59.	Surface Finishes Plan – Level 0 – Sheet 2, prepared by O2 Landscape Architecture	600-CD502 Issue 4	14/05/2024
60.	Surface Finishes Plan – Level 1 & 8 – Sheet 3, prepared by O2 Landscape Architecture	600-CD503 Issue 3	14/05/2024
61.	Planting Plan – Level 0 – Sheet 1, prepared by O2 Landscape Architecture	600-CD601 Issue 4	14/05/2024
62.	Planting Plan – Level 0 – Sheet 2, prepared by O2 Landscape Architecture	600-CD602 Issue 3	14/05/2024
63.	Planting Plan – Level 1&8 – Sheet 3, prepared by O2 Landscape Architecture	600-CD603 Issue 3	14/05/2024
64.	Landscape Sections, prepared by O2 Landscape Architecture	600-CD801 Issue 4	14/05/2024
65.	Landscape Details – Sheet 1, prepared by O2 Landscape Architecture	600-CD901 Issue 3	14/05/2024

66.	Landscape Details – Sheet 2, prepared by O2 Landscape Architecture	600-CD902 Issue 4	14/05/2024
67.	Letter from Ilona Blackburn of TTM in relation to 15 Nexus Way, Southport – Condition 9	23GCT0015_LT01	21/03/2023
68.	BULK EARTHWORKS	BE.1.01 Rev E	03/02/2023
69.	BASEMENT 3 UNDER-SLAB DRAINAGE	BE.1.02 Rev D	03/02/2023
70.	BULK EARTHWORKS SECTIONS	BE.2.01 Rev C	03/02/2023
71.	COVER SHEET	CN.0.01 Rev C	03/02/2023
72.	CONSTRUCTION NOTES	CN.0.02 Rev C	03/02/2023
73.	CIVIL WORKS PLAN	CP.1.01 Rev E	03/02/2023
74.	CIVIL WORKS DETAILS	CP.2.01 Rev C	03/02/2023
75.	EROSION AND SEDIMENT CONTROL NOTES	ES.0.01 Rev B	03/02/2023
76.	EROSION AND SEDIMENT CONTROL PLAN	ES.1.01 Rev B	03/02/2023
77.	LINE MARKING AND SIGNAGE PLAN – GROUND	LM.1.01 Rev B	03/02/2023
78.	LINE MARKING AND SIGNAGE PLAN – BASEMENT 1	LM.1.02 Rev B	03/02/2023
79.	LINE MARKING AND SIGNAGE PLAN – BASEMENT 2	LM.1.03 Rev B	03/02/2023
80.	LINE MARKING AND SIGNAGE PLAN – BASEMENT 3	LM.1.04 Rev B	03/02/2023
81.	PAVEMENT TYPES PLAN	PV.1.01 Rev B	03/02/2023
82.	SERVICES COORDINATION PLAN IN-GROUND SERVICES	SE.1.01 Rev C	03/02/2023
83.	SEWER RETICULATION COVER SHEET	SR.0.01 Rev B	03/02/2023
84.	SEWER RETICULATION PLAN	SP.1.01 Rev E	03/02/2023
85.	SEWER RETICULATION LONGITUDINAL SECTION	SR.3.01 Rev D	03/02/2023
86.	STORMWATER DRAINAGE LONGSECTIONS	SW.3.01 Rev E	03/02/2023
87.	STORMWATER DRAINAGE LONGSECTIONS –	SW.3.02	03/02/2023

	EXTERNAL	Rev B	
88.	STORMWATER DRAINAGE CATCHMENT PLAN	SW.5.01 Rev D	03/02/2023
89.	STORMWATER DRAINAGE CATCHMENT PLAN & CALCULATIONS	SW.5.02 Rev B	03/02/2023
90.	WATER RETICULATION COVER SHEET	WR.0.01 Rev B	03/02/2023
91.	WATER RETICULATION PLAN	WR.1.01 Rev E	03/02/2023
92.	WATER RETICULATION PLAN SITE COMPOUND CONNECTION	WR.1.02 Rev B	03/02/2023
93.	WATER RETICUALTION DETAILS	WR.2.01 Rev E	03/02/2023
94.	Staging Plan – 1	SK01	11/04/2024 (Amended in Red on 30/01/2025)
95.	Staging Plan – 2	SK02	14/06/2024 (Amended in Red on 28/01/2025)
96.	COVER SHEET AND DRAWING LIST	S0.00.00 Revision C	14/04/2023
97.	CONSTRUCTION NOTES - SHEET 1	S0.00.01 Revision C	14/04/2023
98.	SHORING LAYOUT PLAN	S1.00.01 Revision J	26/04/2023
99.	SHORING ELEVATIONS – SHEET 1	S1.00.11 Revision E	20/04/2023
100.	SHORING WALL SECTIONS	S1.00.12 Revision C	20/04/2023
101.	LEVEL B3 - FOOTING LAYOUT PLAN	S2.01.01 Revision E	14/04/2023
102.	LEVEL B3 - SLAB ON GROUND PLAN	S2.01.02 Revision E	14/04/2023
103.	LEVEL B3 - FOOTING DETAILS - SHEET 1	S2.01.11 Revision A	14/04/2023
104.	LEVEL B3 - FOOTING DETAILS - SHEET 2	S2.01.12 Revision A	14/04/2023
105.	LEVEL B3 – TPICAL SLAB ON GROUND DETAILS - SHEET 1	S2.01.21 Revision C	14/04/2023
106.	LEVEL B3 – TYPICAL SLAB ON GROUND DETAILS - SHEET 2	S2.01.22 Revision C	14/04/2023
107.	LEVEL B3 – TYPICAL SLAB ON GROUND DETAILS - SHEET 3	S2.01.23 Revision C	14/04/2023

108.	CONCRETE COLUMN DETAILS	S3.00.11 Revision D	14/04/2023
109.	CONCRETE WALL ELEVATIONS – SHEET 1	S3.00.21 Revision C	14/04/2023
110.	CONCRETE WALL ELEVATIONS – SHEET 2	S3.00.22 Revision C	14/04/2023
111.	CONCRETE WALL ELEVATIONS – SHEET 3	S3.00.23 Revision C	14/04/2023
112.	CONCRETE WALL ELEVATIONS – SHEET 4	S3.00.24 Revision D	14/04/2023
113.	CONCRETE WALL ELEVATIONS – SHEET 5	S3.00.25 Revision C	14/04/2023
114.	REINFORCED CONCRETE WALL DETAILS – SHEET 1	S3.00.31 Revision A	14/04/2023
115.	BLOCKWORK WALL DETAILS – SHEET 1	S3.00.41 Revision A	14/04/2023
116.	NON-LOADBEARING BLOCKWORK DETAILS	S3.00.51 Revision A	14/04/2023
117.	LEVEL B2- GENERAL ARRANGEMENT PLAN	S4.02.01 Revision E	14/04/2023
118.	LEVEL B2- SUSPENDED SLAB DETAILS SHEET 1	S4.02.11 Revision A	14/04/2023
119.	LEVEL B1- GENERAL ARRANGEMENT PLAN	S4.03.01 Revision E	14/04/2023
120.	LEVEL B1- SUSPENDED SLAB DETAILS – SHEET 1	S4.03.11 Revision A	14/04/2023
121.	LEVEL 0 – GENERAL ARRANGEMENT PLAN	S4.10.01 Revision E	14/04/2023
122.	LEVEL 0 – SUSPENDED SLAB DETAILS - SHEET 1	S4.10.11 Revision A	14/04/2023
123.	LEVEL 0 – SUSPENDED SLAB DETAILS - SHEET 2	S4.10.12 Revision A	14/04/2023
124.	LEVEL 0 – SUSPENDED SLAB DETAILS - SHEET 3	S4.10.13 Revision A	14/04/2023
125.	LEVEL 0 – SUSPENDED SLAB DETAILS - SHEET 4	S4.10.14 Revision A	14/04/2023
126.	LEVEL 0 – SUSPENDED SLAB DETAILS - SHEET 5	S4.10.15 Revision A	14/04/2023
127.	LEVEL 0 – SUSPENDED SLAB DETAILS - SHEET 6	S4.10.16 Revision A	14/04/2023
128.	LEVEL 0 – SUSPENDED SLAB DETAILS - SHEET 7	S4.10.17 Revision A	14/04/2023
129.	GENERAL ARRANGEMENT AND NOTES	DCE-100	22/02/2023

		Revision A	
130.	DEFLECTION MONITORING CRITERIA	DCE-110 Revision A	19/04/2023
131.	SHORING GENERAL ARRANGEMENT PLAN	DCE-200 Revision F	28/04/2023
132.	CAPPING BEAM DETAILS AND NOTES (1 OF 2)	DCE-300 Revision A	22/03/2023
133.	CAPPING BEAM DETAILS AND NOTES (2 OF 2)	DCE-301 Revision A	22/03/2023
134.	SHOTCRETE DETAILS AND NOTES (1 OF 2)	DCE-400 Revision C	04/04/2023
135.	SHOTCRETE DETAILS AND NOTES (2 OF 2)	DCE-401 Revision C	28/04/2023

Supporting Documents

136.	CONSTRUCTION MANAGEMENT PLAN	45-046 Revision 3	25/01/2023
137.	TRAFFIC MANAGEMENT PLAN	TMP No 061222 Revision 002	23/12/2022
138.	Construction Noise Management Plan	23GCA0006 R01_0 Revision 0	09/02/2023
139.	Structural Monitoring and Vibration Management Assessment Plan	HP2302-6	25/02/2023
140.	Groundwater Management Strategy	R230201 Revision 2	30/03/2023
141.	Email titled RDX Agreement with GCCC for Tree Removal	n/a	30/01/2023

Compliance assessment

Where a condition of this approval requires Compliance Assessment, the following is required;

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 Assessment Fees and Charges Schedule¹ (as amended from time to time).
- ii) submit to EDQ DA a duly completed Compliance Assessment form².
- iii) submit to EDQ DA the documentation as required under the relevant condition.

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

² The Compliance Assessment form is available at EDQ's website. It sets out how to submit documentation for Compliance Assessment and how to pay Compliance Assessment fees.

- b) Where EDQ is satisfied the documentation submitted for Compliance Assessment meets the requirements of the relevant condition (or element of the condition), EDQ will endorse the documentation and advise by written notice.
- c) Compliance Assessment and endorsement can be repeated where a different design or solution, to that already endorsed, is sought.
- d) The process and timeframes that apply to Compliance Assessment are as follows:
 - i) the Applicant submits items required under a) above to EDQ Development Services for Compliance Assessment.
 - ii) **within 20 business days** – MEDQ assesses the documentation and:
 - 1. if satisfied, endorses the documentation; or
 - 2. if not satisfied, notifies the Applicant accordingly.
 - iii) if the Applicant is notified under ii)2. above, revised documentation must be submitted **within 20 business days** from the date of notification.
 - iv) **within 20 business days** – EDQ assesses the revised documentation and:
 - 1. if satisfied, endorses the revised documentation; or
 - 2. if not satisfied, notifies the applicant accordingly.
 - v) where EDQ notifies the Applicant as stated under iv)2. above, repeat steps iii) and iv) above. If either party is not satisfied by the outcome of this process, that party can elect to enter into a mediation process with an independent mediator agreed to by both parties.

Despite note v) above, the condition (or element of the condition) is determined to have been met only when EDQ endorses relevant documentation.

Submitting documentation to EDQ

Where a condition of this approval requires documentation to be submitted to EDQ Development Services or DA Engineering use the online Customer Portal <https://portal.edq.qld.gov.au/> or send to developmentservices@edq.qld.gov.au

PDA development conditions – Stage 1 (All works excluding the airbridge)

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 or BFP endorsement, whichever occurs first
2	Maintain the Approved Development Maintain 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.	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 Carry out all Operational Work under this approval in accordance with the <i>Certification Procedures Manual</i> .	At all times
6	Construction management plan Carry out all construction work generally in accordance with the Construction Management Plan (CMP) referenced in the supporting documents, which is to be current and available on site.	During construction
Engineering		
7	Traffic management plan Carry out all construction work generally in accordance with the certified Traffic Management Plan referenced in the supporting documents, 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>	During construction
8	Construction noise management plan a) Carry out construction work generally in accordance with the certified Construction Noise Management Plan referenced in the supporting documents. b) Where requested by EDQ, submit to EDQ IS Noise Monitoring Reports, certified by a suitably qualified acoustic engineer, and evidence of compliance with the section 3.4 – Community Relations of <i>Australian Standard AS2436-2010</i> .	a) During construction b) As requested by EDQ
9	Structural monitoring and vibration report Carry out all construction work generally in accordance with the certified Structural monitoring and vibration report referenced in the supporting documents.	During construction
10	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	a) & b) Prior to commencement of use or BFP endorsement, whichever occurs first

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

	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>	
11	Earthworks a) Carry out earthworks generally in accordance with the approved earthworks drawings b) Submit to EDQ IS RPEQ certification that: i) all earthworks have been carried out generally in accordance with the approved earthworks drawings; and ii) any unsuitable material encountered has been treated or replaced with suitable material.	a) & b) Prior to commencement of use or BFP endorsement, whichever occurs first
12	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 documents and drawings. b) Construct retaining walls generally in accordance with the certified plans required under part a) of this condition. c) Submit to EDQ IS certification from an RPEQ that all retaining wall works 1.0m or greater in height have been constructed generally in accordance with the certified plans submitted under part a) of this condition.	For all parts of this condition, prior to commencing building works relating to the construction of the retaining wall
13	Groundwater management strategy Carry out all construction work generally in accordance with the Groundwater management strategy referenced in the supporting documents.	During construction
14	Excavation and basement design a) Carry out excavation and basement work in accordance with the approved plans and documents. b) Submit to EDQ IS: i) certification that excavation and basement work has been undertaken in accordance with the approved plans and documents; and ii) certified 'as-constructed' drawings for the excavation and basement work carried out in accordance with part a) of this condition.	a) During construction b) Prior to commencement of use or BFP endorsement, whichever occurs first

	c) Submit to EDQ IS certification from a RPEQ specialised in geotechnical engineering confirming that the constructed basement works have achieved a factor of safety of 1.5 against all types of geotechnical (slope stability, sliding and retention) failures, or higher factor as determined necessary by the RPEQ. The relevant calculations determining the factor of safety must be provided with the certification. <i>NOTE: 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>	c) Immediately after completion of works
15	Vehicle access a) Construct vehicle crossovers: 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; and iii) providing separation and/or pedestrian refuge area separating the basement parking access and loading dock entry generally per the IPWEA - RS-051 "centre Island" drawing detail. b) Submit to EDQ IS RPEQ certification that the crossovers have been constructed in accordance with part a) of this condition.	a) & b) Prior to commencement of use or BFP endorsement, whichever occurs first
16	Car parking a) Submit to IS a revised car parking layout drawing including additional line-marking and signage to clearly delineate and signpost manoeuvring aisles at the internal aisle intersections, with particular attention to guiding vehicles away from and preventing vehicles from entering the 1-way exiting aisles proposed on levels B2 and B3. b) Construct, sign and delineate car parking spaces generally in accordance with <i>Australian Standard AS2890 – Parking Facilities, the plan(s) submitted under part (a) above</i> and the approved plans. c) 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 commencement of use or BFP endorsement, whichever occurs first
17	Bicycle parking a) Construct, sign and delineate bicycle parking facilities generally in accordance with <i>Australian Standard AS2890.3 – 1993 Bicycle parking facilities</i> and the approved plans. b) Submit to EDQ IS evidence demonstrating bicycle parking facilities have been constructed in accordance with part a) of this condition.	a) & b) Prior to commencement of use or BFP endorsement, whichever occurs first
18	Water connection Connect the approved development to the existing water reticulation network generally in accordance with City of Gold Coast current adopted standards.	Prior to commencement of use or BFP endorsement, whichever occurs first
19	Sewer connection Connect the approved development to the existing sewer reticulation	Prior to commencement of

	network generally in accordance with City of Gold Coast current adopted standards.	use or BFP endorsement, whichever occurs first
20	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; 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 c) generally in accordance with Council's current adopted standards.	Prior to commencement of use or BFP endorsement, whichever occurs first
21	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 Council.	a) Prior to commencement of stormwater works b) & c) Prior to commencement of use or BFP endorsement, whichever occurs first
22	Refuse collection a) Submit to EDQ IS evidence of approved refuse collection arrangements, from Council or a private waste contractor, for the approved development. b) Implement the refuse collection arrangements submitted under part a) of this condition.	a) Prior to commencement of use or BFP endorsement, whichever occurs first b) At all times following commencement of use
23	Electricity a) Submit to EDQ IS a Certificate of Electricity Supply from Energex for the provision of electricity supply to the approved development. b) Connect the approved development in accordance with the Certificate of Electricity Supply submitted under part a) of this condition.	a) & b) Prior to commencement of use or BFP endorsement, whichever occurs first
24	Telecommunications a) Submit to EDQ IS documentation from an authorised telecommunication service provider confirming that an agreement has been entered into for the provision of underground telecommunication services to the approved development. b) Connect the approved development in accordance with the documentation submitted under part a) of this condition.	a) & b) Prior to commencement of use or BFP endorsement, whichever occurs first
25	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</i>	a) & b) Prior to commencement of use or BFP endorsement, whichever occurs first

	<i>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.	
26	Electric vehicle readiness a) Include electric vehicle readiness in the development as follows: - Provision of the equivalent of 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 - 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). 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 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.	For all parts of this condition, prior to endorsement of the BFP or commencement of the use, whichever occurs first
Planning, Landscaping and Urban Design		
27	Land Use a) The hospital, office, research and technology industry, health care services and educational establishment are approved land uses within all tenancies excluding the tenancy on the ground floor nominated as a cafe. 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: 4,756m² collectively for hospital, educational establishment, health care services and office; 218m² for a function facility; 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.	From commencement of use and at all times
28	Temporary Façade Treatment Where Stage 1 commences use before Stage 2, submit to EDQ DA	Prior to commencement of

	details of any temporary façade treatment to cover the opening created in the facade from the airbridge connection.	use of Stage 1
29	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 and at all times
30	Light Reflectivity and Solar (Heat) Reflectivity Ensure the level of solar light reflectivity from the glazing incorporated in the approved development does not exceed 20%.	At all times
31	Acoustic treatments a) Construct the approved development to include the acoustic treatments specified in section 6 of the following approved document: 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
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 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
34	Easements over infrastructure Provide public utility easements, in favour of and at no cost to the grantee, over infrastructure located in land (other than road) for Contributed Assets. The terms of public utility easements are to be to the satisfaction of the Chief Executive Officer of the authority which is to accept and maintain the Contributed Assets.	Prior to commencement of use or registration of a Building Format Plan, whichever occurs first
35	Advertising Devices – Compliance Assessment 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.	At all times
36	Commercial Food and Cooking Air Emissions 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: 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

37	Provide Replacement Street Tree(s) a) Implement the agreement referenced as a supporting document with City of Gold Coast (email titled RDX Agreement with GCCC for Tree Removal dated 30/01/2023) in relation to the removal and replacement of trees located on road reserve. <i>Note: Replacement street trees should not be planted until all utilities have been installed and building works immediately adjacent the tree planting locations have been completed.</i> b) Maintain protection measures for new street trees during construction/while development is occurring and remove protection measures prior to the commencement of the use.	a) Prior to the commencement of any works or the removal of any existing street trees b) As described within the wording of the condition.
38	Retain and Protect Existing Street Tree(s) a) Identify, retain, and protect all existing street trees (excluding those endorsed for removal in the agreement with City of Gold Coast that is referenced as a supporting document (email titled RDX Agreement with GCCC for Tree Removal dated 30/01/2023)). 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. <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> c) Maintain protection measures at all times during construction and while the development is occurring. d) Remove protection measures prior to the commencement of the use.	a) At all times b) Prior to works occurring, and then at all times c) Prior to any works commencing, and then at all times d) As described within the wording of the condition.
39	Streetscape Planting (Non-standard, Excluding Street Trees) a) Identify, retain, and protect existing streetscape planting located between the existing footpath and the kerb. b) Provide evidence of 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. c) Other than any retained, rectified or relocated streetscape planting covered by item 'b' of this Condition, all areas of the public road	a) At all times. b) Prior to commencement of works and removal of any existing gardens. c) d) e) f) Prior to

	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. <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> 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). 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). f) Implement the endorsed agreements required by items 'b' and 'c' of this Condition. <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> 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.	commencement of the use or registration of a Building Format Plan, whichever occurs first. g) As described within the wording of the condition.
Infrastructure contributions		
40	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	Within 24 months of commencement of use

PDA development conditions – Stage 2 (Airbridge works only)		
No.	Condition	Timing
General		
41	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 or BFP endorsement, whichever occurs first
42	Maintain the Approved Development Maintain the approved development generally in accordance with the	At all times following

	approved plans and documents and any other documentation endorsed via Compliance Assessment as required by these conditions.	commencement of use
43	Road Closure Deed Comply with the <i>Road Closure Deed – Hill Street</i> between Vital Healthcare Australian Property Limited ACN 083 065 034 as trustee for the Vital Healthcare Investment Trust under instrument 722404295 and the Minister for Economic Development Queensland dated 08/04/2026, as amended from time to time.	At all times
44	Infrastructure Agreement Comply with the infrastructure agreement titled <i>Hill Street Airbridge Infrastructure Agreement – Parklands Priority Development Area</i> between Vital Healthcare Australian Property Limited ACN 083 065 034 as trustee for the Vital Healthcare Investment Trust under instrument 722404295 and the Minister for Economic Development Queensland dated 08/04/2026, as amended from time to time.	At all times
Construction management		
45	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
46	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 ⁴ .	Minimum of 10 business days prior to proposed out of hours work commencement date
47	Certification of Operational Work Carry out all Operational Work under this approval in accordance with the <i>Certification Procedures Manual</i> .	At all times
48	Construction management plan a) Submit to EDQ IS a Construction Management Plan (CMP) for the airbridge works, 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) complaints procedures; iii) site management: 2. for the provision of safe and functional alternative pedestrian routes, past, through or around the site; 3. to mitigate impacts to public sector entity assets, including street trees, on or external to the site; 4. for safe and functional temporary vehicular access points and frequency of use; 5. for the safe and functional loading and unloading of materials including the location of any remote loading sites;	a) Prior to commencing work

⁴ The out of hours work request form is available at EDQ's website.

	6. for the location of materials, structures, plant and equipment; 7. of waste generated by construction activities; 8. detailing how materials are to be loaded/unloaded; 9. of proposed external hoardings and gantries (with clearances to street furniture and other public sector entity assets); 10. of employee and visitor parking areas; 11. of anticipated staging and programming; 12. for the provision of safe and functional emergency exit routes; and 13. any out of hours work as endorsed via Compliance Assessment. b) A copy of the CMP submitted under part a) of this condition must be current and available on site. c) Carry out all construction work generally in accordance with the CMP submitted under part a) of this condition.	b) During construction c) During construction
Engineering		
49	Traffic management plan a) Submit to EDQ IS a Traffic Management Plan (TMP) for the airbridge works, certified by a person holding a current Traffic Management Design qualification. The TMP must include the following: i) provision for the safe and functional management of traffic around and through the site during and outside of construction work hours; ii) provision for the safe and functional management of pedestrian traffic, including alternative pedestrian routes past, through or around the site; iii) provision of parking for workers and materials delivery; iv) risk identification, assessment and identification of mitigation measures; v) ongoing monitoring, management review and certified updates (as required); and vi) traffic control plans and/or traffic control diagrams, prepared in accordance with <i>Austroads Guide to Temporary Traffic Management</i>, for any temporary part or full road closures. b) Carry out all construction work generally in accordance with the certified TMP submitted under part a) of this condition, which is to be current and available on site. <i>NOTE: Operational traffic changes, such as temporary and permanent lane modifications, relaxation of clearway zone hours or footpath closures may require authorisation from Council or DTMR as road manager. It is recommended that applicants engage directly with the applicable road manager.</i>	a) Prior to commencing work b) During construction
50	Construction noise management plan a) Submit to EDQ IS a Construction Noise Management Plan (CNMP) for the airbridge works, certified by a suitably qualified	a) Prior to commencing work

	acoustic engineer. At a minimum, the CNMP must address the following sections of <i>Australian Standard AS2436-2010</i> as they relate to the site and construction activities: i) section 3.4 – Community Relations, including schedule of activities, community notification strategy, complaints reporting and response strategies ii) section 4.4 – Post Approval/Construction Planning for Noise and Vibration, including strategies to minimise adverse impacts to proximate sensitive land uses/receptors iii) section 4.5 – Control of Noise at Source, including strategies to control noise at source; iv) section 4.6 – Controlling the Spread of Noise, including noise reduction measures; and v) section 5.0 – Methods for Measurement of Noise and Vibration, including noise measurement and monitoring strategy. b) Carry out construction work generally in accordance with the certified CNMP required under part a) of this condition. c) Where requested by EDQ, submit to EDQ IS Noise Monitoring Reports, certified by a suitably qualified acoustic engineer, and evidence of compliance with the community relations elements of the CNMP required under part a) of this condition.	b) During construction c) As requested by EDQ
51	Public infrastructure (damage, repairs and relocation) a) Repair any damage to existing public infrastructure caused by works carried out in association with the approved development. b) Where existing public infrastructure require repair or relocation, due to the approved development and/or works associated with the approved development, repair and/or relocate the public infrastructure at no cost to others and in accordance with statutory requirements and the External Authority's design standards. <i>NOTE: It is recommended applicants record their own dated photographic evidence of the condition of relevant existing public infrastructure both before and after works carried out in association with the approved development.</i>	a) & b) Prior to commencement of use or BFP endorsement, whichever occurs first
52	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 Council's current adopted standards.	Prior to commencement of use or BFP endorsement, whichever occurs first
53	Stormwater management (quantity) a) Submit to EDQ IS detailed engineering drawings and hydraulic calculations, certified by a RPEQ, for the stormwater drainage system designed generally in accordance with: i. PDA Guideline No. 13 Engineering standards – Stormwater quantity b) Construct stormwater works generally in accordance with the certified plans submitted under part a) of this condition.	a) Prior to commencement of stormwater works b) & c) Prior to commencement of use or BFP endorsement,

	c) Submit to EDQ IS "as constructed" plans, certified by a RPEQ including an asset register in a format acceptable to Council.	whichever occurs first
54	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.	Prior to commencement of use or BFP endorsement, whichever occurs first
55	Outdoor lighting Outdoor lighting within the site is to be designed and constructed in accordance with Australian Standard AS 4282:1997 Control of the Obtrusive Effects of Outdoor Lighting.	Prior to commencement of use or BFP endorsement, whichever occurs first
56	Advertising Devices – Compliance Assessment 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.	At all times
Infrastructure contributions		
57	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	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.

This approval only relates to works within Lot 61 on SP338437, Lot 63 on SP338437 and part of the Hill Street road reserve. This approval does not relate to works within Lot 3 on SP309256.

**** End of Package ****