



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

Our ref: DEV2021/1189

18 June 2021

Flag Land Pty Ltd ATF Flag Land Unit Trust
C/- HPC Planning
Att: Mr Murray Wright
PO Box 15038
CITY EAST QLD 40002

Email: murray.w@hpcurban.com.au

Dear Mr Wright

S89(1)(a) Approval of PDA development application

Material Change of Use for Childcare Centre at corner Allis Street and Wild Mint Drive, Flagstone described as Lot 25008 on SP303120 (previously Lot 906 on SP290272)

On 18 June 2021, pursuant to s.85(4)(b) of the *Economic Development Act 2012*, the Minister for Economic Development Queensland (MEDQ) decided to grant **all** of the PDA development application applied for, in accordance with the attached PDA decision notice.

The PDA decision notice and approved plans / documents can also be viewed in the MEDQ Development Approvals Register via the Department website at www.dsdilgp.qld.gov.au/pda-da-applications.

If you require any further information, please contact Anita Torbey Fuller, Urban Planner, Development Assessment, in Economic Development Queensland, by telephone on (07) 3452 7856 or at anita.torbeyfuller@dsdilgp.qld.gov.au, who will be pleased to assist.

Yours sincerely

Jeanine Stone
Director
Development Assessment
Economic Development Queensland

PDA Decision Notice

Site information		
Name of priority development area (PDA)	Greater Flagstone	
Site address	Corner Allis Street and Wild Mint Drive, Flagstone	
Lot on plan description	Lot number	Plan description
	25008	SP303120

PDA development application details	
DEV reference number	DEV2021/1189
'Properly made' date	21 May 2021
Type of application	☒ PDA development application for: ☒ Material change of use ☐ Preliminary approval ☒ Development permit ☐ Reconfiguring a lot ☐ Preliminary approval ☐ Development permit ☐ Operational work ☐ Preliminary approval ☐ Development permit ☐ Application to change PDA development approval ☐ Application to extend currency period
Proposed development	Childcare Centre

PDA development approval details	
Decision of the MEDQ	The MEDQ has decided to grant all of the PDA development approval applied for, subject to PDA development conditions forming part of this decision notice.
Decision date	18 June 2021
Currency period	6 years from the date of the decision

Approved plans and documents			
The plans and documents approved by the MEDQ and referred to in the PDA development conditions for the PDA development approval are detailed below.			
Approved plans and documents		Number	Date
1.	Face Sheet/ Site Data	DA2, 01	15/04/21
2.	Overall Site Plan	DA3, 02	21/04/21
3.	Site/Floor Layout	DA3, 03	21/04/21
4.	Elevations	DA3, 04	21/04/21
5.	3D Views	DA3, 05	21/04/21
6.	Landscape Concept Plan Overall Site, Key, Basic Notes	Sheet 1 Revision B	6/5/21

7.	Landscape Concept Plan	Sheet 2 Revision B	6/5/21
8.	Landscape Concept Plan	Sheet 3 Revision B	6/5/21
9.	Concept Plan Schedule, Basic Specification Notes	Sheet 4 Revision B	6/5/21
10.	Civil Engineering Report prepared by BG Group Engineer	Q21-181- ALLIS-CER Revision 1	14 May 2021 (Amended in Red)
11.	Traffic Impact Statement prepared by Bitzios Consulting	P5111.002R Allis St Flagstone Childcare TIS	6 May 2021

PDA development conditions

PREAMBLE AND ABBREVIATIONS

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

1. **AILA** means a Landscape Architect registered by the Australian Institute of Landscape Architects.
2. **Certification Procedures Manual** means the document titled *Certification Procedures Manual*, prepared by EDQ, dated April 2020 (as amended from time to time).
3. **Council** means the relevant local government for the land the subject of this approval.
4. **DSDILGP** means the Department of State Development, Infrastructure, Local Government and Planning
5. **EDQ** means Economic Development Queensland.
6. **EDQ DA** means Economic Development Queensland's – Development Assessment team.
7. **EDQ TS** means Economic Development Queensland's – Technical Services team.
8. **IFF** means the Infrastructure Funding Framework, prepared by the Department of State Development, Tourism and Innovation, dated 1 July 2020 (as amended from time to time).
9. **MEDQ** means the Minister for Economic Development Queensland.
10. **PDA** means Priority Development Area.
11. **RPEQ** means Registered Professional Engineer of Queensland.

No.	Condition	Timing
General		
1.	Carry out the Approved Development Carry out the approved development generally in accordance with the approved plans and documents.	Prior to commencement of use
2.	Maintain the Approved Development Maintain the approved development (including landscaping, parking, driveways and other external spaces) generally in accordance with the approved plans and documents, and any other approval or endorsement required by these conditions.	At all times following the commencement of use
Construction Management		
3.	Certification of Operational Works Carry out all Operational Work under this approval in accordance with the <i>Certification Procedures Manual</i> .	At all times
4.	Construction Management Plan a) Submit to EDQ TS a site-based Construction Management Plan (CMP), prepared by the principal site contractor and reviewed by a suitably qualified and experienced person responsible for overseeing the site works, to manage construction impacts, including: i) noise and dust in accordance with the EP Act; ii) stormwater flows around and through the site without increasing the concentration of total suspended solids or Prescribed Water Contaminants (as defined in the EP Act), causing erosion, creating any ponding and causing any actionable nuisance to upstream and downstream properties; iii) contaminated land, where required under a site suitability statement prepared in accordance with section 389 of the EP Act; iv) complaints procedures; v) site management: 1. for the provision of safe and functional alternative pedestrian routes, past, through or around the site; 2. to mitigate impacts to public sector entity assets, including street trees, on or external to the site; 3. for safe and functional temporary vehicular access points and frequency of use; 4. for the safe and functional loading and unloading of materials including the location of any remote loading sites; 5. for the location of materials, structures, plant and equipment; 6. of waste generated by construction activities; 7. detailing how materials are to be loaded/unloaded; 8. of proposed external hoardings and gantries (with clearances to street furniture and other public sector entity assets); 9. of employee and visitor parking areas; 10. of anticipated staging and programming;	a) Prior to commencement of site works

	11. for the provision of safe and functional emergency exit routes; and 12. any out of hours work as endorsed via Compliance Assessment. b) A copy of the CMP submitted under part a) of this condition must be current and available on site. c) Carry out all construction work generally in accordance with the CMP submitted under part a) of this condition.	b) At all times during construction c) At all times during construction
5.	Erosion and Sediment Management a) Submit to EDQ TS 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: i) construction phase stormwater management design objectives of the <i>State Planning Policy 2017</i> (Appendix 2 Table A); ii) <i>Healthy Land and Water Technical Note: Complying with the SPP – Sediment Management on Construction Sites</i>; iii) The approved <i>Civil Engineering Report</i>, document number Q21-181-ALLIS-CER Rev 1, prepared by BG Group and dated 14/05/2021. iv) Erosion & Sediment Control Notes, drawing no. CK101, Rev B, prepared by BG Group and dated 14/05/2021; v) Erosion & Sediment Layout Plan, drawing no. CK102, Rev B, prepared by BG Group and dated 14/05/2021. b) Implement the certified ESCP submitted under part a) of this condition.	a) Prior to commencement of site works b) During construction
6.	Traffic Management Plan a) Submit to EDQ TS a Traffic Management Plan (TMP), certified by a person holding a current Traffic Management Design qualification. The TMP must include the following: i) provision for the safe and functional management of traffic around and through the site during and outside of construction work hours; 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.	a) Prior to commencement of site works b) At all times 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.	
7.	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. 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.	a) Prior to commencement of use b) Prior to commencement of use
8.	Filling and Excavation a) Submit to EDQ TS detailed filling and excavation plans, certified by a RPEQ, and designed generally in accordance with: <i>Australian Standard AS3798 – 2007 Guidelines on Earthworks for Commercial and Residential Developments</i> and - the approved <i>Civil Engineering Report, document number Q21-181-ALLIS-CER Rev 1</i>, prepared by BG Group and dated 14/05/2021. The certified earthworks plans are to: - include a geotechnical soils assessment of the site; - accord with the Erosion and Sediment Control Plans, as required by Condition 6 – Erosion and Sediment Management; - include the location and finished surface levels of any cut and/or fill; - detail areas where dispersive soils will be disturbed, treatment of dispersive soils and their rehabilitation; - provide details of any areas where surplus soils are to be stockpiled; - detail protection measures to: - ensure adjoining properties and roads are not impacted by ponding or nuisance stormwater resulting from earthworks associated with the approved development; - preserve all drainage structures from structural loading impacts resulting from earthworks associated with the approved development; and - where rock or ground anchors are required within adjoining road or land, include consents from relevant road manager(s) and/or landowner(s). b) Carry out earthworks generally in accordance with the certified plans submitted under part a) of this condition.	a) Prior to commencement of site works b) Prior to commencement of use

	c) Submit to EDQ TS RPEQ certification that: i) all earthworks have been carried out generally in accordance with the certified plans submitted under part a) of this condition; and ii) any unsuitable material encountered has been treated or replaced with suitable material.	c) Prior to commencement of use
9.	Acid Sulfate Soils (ASSMP) a) Where on-site ASS are encountered, submit to EDQ TS 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). 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. c) Submit to EDQ TS a validation report, certified by a suitably qualified environmental or soil scientist, confirming that all earthworks have been carried out in accordance with the ASS management plan submitted under part b) of this condition.	a) Prior to commencement of site works b) Prior to commencement of use c) Prior to commencement of use
10.	Retaining Walls a) Submit to EDQ TS detailed engineering plans, certified by a RPEQ, of all retaining walls on lot boundaries 1.0m or greater in height. Retaining walls and/or retention walls shall be: i) designed for a design life of not less than 50 years; ii) designed in accordance with <i>AS4678 – Earth Retaining Structures</i> and the relevant material standards (eg <i>AS3600 – Concrete Structures</i>); and iii) be generally in accordance with <i>PDA Practice Note No. 10 – Plans of development</i> unless otherwise approved by EDQ TS. iv) the approved <i>Civil Engineering Report, document number Q21-181-ALLIS-CER Rev 1</i>, prepared by BG Group and dated 14/05/2021. b) Construct the works generally in accordance with the certified plans required under part a) of this condition. c) Submit to EDQ TS certification from an RPEQ that all retaining wall works 1.0m or greater in height have been constructed generally in accordance with the certified plans submitted under part a) of this condition.	a) Prior to commencement of site works b) Prior to commencement of use c) Prior to commencement of use
11.	Vehicle access a) Construct one vehicle crossovers: i) located generally in accordance with the approved <i>Traffic Impact Statement, document number P5111.002R Allis St Flagstone Childcare TIS Rev 2</i>, prepared by Bitzios Consulting and dated 06/05/2021; and ii) designed generally in accordance with Council's adopted standards for access and driveway (Type B2).	a) Prior to commencement of use

	The removal of any street trees to facilitate any of the vehicle accesses must be replanted on a frontage of the site utilising the same species removed. b) Submit to EDQ TS RPEQ certification that the crossovers have been constructed in accordance with part a) of this condition. c) Submit to EDQ TS AILA certification that the replacement street trees have been planted in accordance with part a) of this condition.	b) Prior to commencement of use c) Prior to commencement of use
12.	Car parking a) Construct, sign and delineate car parking spaces generally in accordance with Australian Standard AS2890 – <i>Parking Facilities</i> and the approved <i>Traffic Impact Statement, document number P5111.002R Allis St Flagstone Childcare TIS Rev 2</i>, prepared by Bitzios Consulting and dated 06/05/2021. Construct Type 2 speed humps towards the centre of the internal parking aisle generally in accordance with the above Statement. b) Submit to EDQ TS RPEQ certification that 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
13.	Water connection Connect the approved development to the existing water reticulation network generally in accordance with Logan Water current adopted standards, and the approved <i>Civil Engineering Report, document number Q21-181-ALLIS-CER Rev 1</i>, prepared by BG Group and dated 14/05/2021.	Prior to commencement of use
14.	Sewer connection Connect the approved development to the existing sewer reticulation network generally in accordance with Logan Water current adopted standards, and the approved <i>Civil Engineering Report, document number Q21-181-ALLIS-CER Rev 1</i>, prepared by BG Group and dated 14/05/2021.	Prior to commencement of use
15.	Stormwater Management (Quality) a) Submit to EDQ TS detailed engineering design and construction drawings, certified by a RPEQ, for the proposed stormwater treatment devices generally in accordance with <i>PDA Guideline No. 13 Engineering standards – Stormwater quality</i> and the following documents: i) Inlet pond for bioretention basins shall be designed in accordance with the <i>WaterByDesign - Bioretention Technical Design Guideline: Version 1.1</i>; ii) the approved <i>Civil Engineering Report, document number Q21-181-ALLIS-CER Rev 1</i>, prepared by BG Group and dated 14/05/2021. b) Construct the works 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) Submit to EDQ TS 'as constructed' drawings, including an asset register, certified by a RPEQ, in a format acceptable to the Council, of all stormwater management (quality) works constructed in accordance with this condition.	c) Prior to commencement of use
16.	Stormwater Management (Quantity) a) Submit to EDQ TS detailed design plans and hydraulic calculations, certified by a RPEQ, for the proposed stormwater drainage system generally in accordance with <i>PDA Guideline No. 13 Engineering standards – Stormwater quantity</i> and the approved <i>Civil Engineering Report, document number Q21-181-ALLIS-CER Rev 1</i>, prepared by BG Group and dated 14/05/2021. b) Construct the works in accordance with the certified plans submitted under part a) of this condition. c) Submit to EDQ TS "as constructed" plans, certified by a RPEQ including an asset register in a format acceptable to Council.	a) Prior to commencement of site works b) During construction c) Prior to commencement of use
17.	Electricity a) Submit to EDQ TS 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) Prior to commencement of site work b) Prior to commencement of use
18.	Telecommunication a) Submit to EDQ TS documentation from an authorised telecommunication service provider confirming that an agreement has been entered into for the provision of underground telecommunication services to the approved development. b) Connect the approved development in accordance with the documentation submitted under part a) of this condition.	a) Prior to commencement of site works b) Prior to commencement of use
19.	Landscape works Construct the landscape works generally in accordance with the following approved plans: i) <i>Landscape Concept Site Plan Overall Site, Key, Basic Notes, drawing No. Sht-1 Revision B</i>, prepared by Mark Baldock Landscape Architect and dated 06/05/2021; ii) <i>Landscape Concept Plan, drawing No. Sht-2 Revision B</i>, prepared by Mark Baldock Landscape Architect and dated 06/05/2021; iii) <i>Landscape Concept Plan, drawing No. Sht-3 Revision B</i>, prepared by Mark Baldock Landscape Architect and dated 06/05/2021; iv) <i>Concept Plan Schedule, Basic Specification Notes, drawing No. Sht-4 Revision B</i>, prepared by Mark Baldock Landscape Architect and dated 06/05/2021.	Prior to commencement of use

20.	Refuse collection a) Submit to EDQ TS 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 b) At all times following commencement of use
21.	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
Infrastructure Charges		
22.	Infrastructure Contributions Unless a relevant infrastructure agreement provides to the contrary, pay to the MEDQ, the applicable infrastructure charges under the IFF calculated as follows: — where a plan of subdivision or building format plan is submitted for endorsement or the use has commenced on or before 6 years from the original decision date – in accordance with the IFF in force at the time of the original decision date; or — where a plan of subdivision or building format In plan is submitted for endorsement or the use has commenced more than 6 years from the original decision date – in accordance with the IFF in force at the time of the payment. — Where the application is a MCU, certified construction plans detailing the GFA must also be provided to the MEDQ prior to commencement of use for calculation of final charges.	In accordance with IFF

STANDARD ADVICE

Please note that to lawfully undertake development, it may be necessary to obtain approvals other than this PDA development approval. For advice on other approvals that may be necessary in relation to your proposal, it is recommended that you seek professional advice.

**** End of Package ****