



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

Our ref: DEV2022/1262

20 May 2022

Yuingi Childcare MB Pty Ltd ATF Yuingi Childcare Unit Trust
C/- Saunders Havill Group
Att: Mr Nick Christofis
6 Yoga Way
SPRINGFIELD QLD 4300

Email: nickchristofis@saundershavill.com

Dear Mr Christofis

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

**PDA Development Permit for a Material Change of Use for Childcare Centre at
53 Seventeen Mile Rocks Road, Oxley described as part of Lot 902 on SP322400**

On 20 May 2022, 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.dsdlgp.qld.gov.au/pda-da-applications.

If you require any further information, please contact Mrs Jennifer Davison, Principal Planner, Development Assessment, in Economic Development Queensland, by telephone on (07) 3452 7217 or at Jennifer.davison@dsdlgp.qld.gov.au, who will assist.

Yours sincerely

Jeanine Stone
**Director
Development Assessment
Economic Development Queensland**

PDA Decision Notice

Site information		
Name of priority development area (PDA)	Oxley PDA	
Site address	53 Seventeen Mile Rocks Road, Oxley	
Lot on plan description	Lot number	Plan description
	Part of Lot 902	SP322400

PDA development application details	
DEV reference number	DEV2022/1262
'Properly made' date	28 January 2022
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	20 May 2022
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.	Yuingi Childcare Centre Architectural Plans – Cover Page, prepared by Ceccato and Associate Architects	DA01, Rev P4	19.01.22
2.	Yuingi Childcare Centre Architectural Plans – Proposed Floor Plan, prepared by Ceccato and Associate Architects	DA02, Rev P5	19.01.22
3.	Yuingi Childcare Centre Architectural Plans – Proposed Roof Plan, prepared by Ceccato and Associate Architects	DA03, P4	19.01.22

4.	Yuingi Childcare Centre Architectural Plans – Proposed Elevations, prepared by Ceccato and Associate Architects	DA04, P4	19.01.22
5.	Amended Landscape Plans, prepared by Laud Ink	Drawing No. 2110-024-SK001, 002, 003 and 010 Revision E	March 2022 and amended in red on 27 April 2022
6.	Acoustic Report, prepared by Decibell Consulting	N/A	13.12.21

PREAMBLE

For the purpose of interpreting this approval, including the conditions, the following applies:

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. **Contributed Asset** means an asset constructed under a PDA development approval or Infrastructure Agreement that will become the responsibility of an External Authority. For the purposes of operational works for a Contributed Asset, the following definitions apply:
 - a. **External Authority** means a public-sector entity other than the MEDQ;
 - b. **Parkland** means carrying out operational work related to the provision of parkland infrastructure;
 - c. **Roadworks** means carrying out any operational work within existing or proposed road(s), to a depth of 1.5m measured from the top of kerb, and includes Streetscape Works;
 - d. **Sewer Works** means carrying out any operational work related to the provision of wastewater infrastructure;
 - e. **Streetscape Works** means carrying out any operational work within the verge of a road, including footpath surface treatments, street furniture, street lighting and landscaping;
 - f. **Stormwater Works** means carrying out any operational work related to the provision of stormwater infrastructure; and
 - g. **Water Works** means carrying out any operational work related to the provision of water infrastructure.
4. **Council** means the relevant local government for the land the subject of this approval.
5. **DSDILGP** means the Department of State Development, Infrastructure Local Government and Planning.
6. **EDQ** means Economic Development Queensland.
7. **EDQ DA** means Economic Development Queensland's – Development Assessment team.
8. **EDQ TS** means Economic Development Queensland's – Technical Services team.

9. **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).
10. **MEDQ** means the Minister for Economic Development Queensland.
11. **PDA** means Priority Development Area.
12. **RPEQ** means Registered Professional Engineer of Queensland.

COMPLIANCE ASSESSMENT:

Where a condition of this approval requires Compliance Assessment, Compliance Assessment is required in accordance with the following:

- a) The applicant must:
 - i) pay to MEDQ at the time of submission the relevant fee for Compliance Assessment, including any third party peer review costs which will be charged on a 100% cost recovery basis. The Compliance Assessment fees are set out in EDQ Development Assessment Fees and Charges Schedule¹ (as amended from time to time).
 - ii) submit to EDQ DA a duly completed Compliance Assessment form².
 - iii) submit to EDQ DA the documentation as required under the relevant condition.
- b) Where EDQ is satisfied the documentation submitted for Compliance Assessment meets the requirements of the relevant condition (or element of the condition), EDQ will endorse the documentation and advise by written notice.
- c) Compliance Assessment and endorsement can be repeated where a different design or solution, to that already endorsed, is sought.
- d) The process and timeframes that apply to Compliance Assessment are as follows:
 - i) applicant submits items required under a) above to EDQ DA for Compliance Assessment.
 - ii) **within 20 business days** – EDQ assesses the documentation and:
 1. if satisfied, endorses the documentation; or
 2. if not satisfied, notifies the applicant accordingly.
 - iii) if the applicant is notified under ii.2. above, revised documentation must be submitted **within 20 business days** from the date of notification.
 - iv) **within 20 business days** – EDQ assesses the revised documentation and:
 1. if satisfied, endorses the revised documentation; or
 2. if not satisfied, notifies the applicant accordingly.
 - v) where EDQ notifies the applicant as stated under iv.2. above, repeat steps iii. and iv. above. If either party is not satisfied by the outcome of this process, that party can elect to enter into a mediation process with an independent mediator agreed to by both parties.

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.

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 either EDQ DA or EDQ TS, submit the documentation to:

- a) EDQ DA at: pdadevelopmentassessment@dsmip.qld.gov.au.
- b) EDQ TS at: EDQ_PrePostConstruction@dsmip.qld.gov.au.

PDA Development Conditions – Material Change of Use		
No.	Condition	Timing
General		
1.	Carry out the approved development Carry out the approved development generally in accordance with: a) the approved plans and documents; and b) any other documentation endorsed via Compliance Assessment as required by these conditions.	Prior to commencement of use
2.	Maintain the approved development Maintain the approved development generally in accordance with: a) the approved plans and documents; and b) any other documentation endorsed via Compliance Assessment as required by these conditions.	At all times following commencement of use
3.	Capacity of Childcare Centre The number of places for the child care centre cannot exceed 86.	At all times
Construction Management		
4.	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
5.	Out of hours work – Compliance Assessment Where out of hours work is proposed, submit to EDQ TS, 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.	Minimum of 10 business days prior to proposed out of hours work commencement date
6.	Certification of Operational Work Carry out all Operational Work under this approval in accordance with the Certification Procedures Manual.	At all times

PDA Development Conditions – Material Change of Use		
No.	Condition	Timing
7.	Certification of Operational Work for Contributed Assets Carry out all Operational Work, for Contributed Assets, under this approval in accordance with the Certification Procedures Manual.	At all times
8.	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; 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.	a) Prior to commencing work b) During construction

PDA Development Conditions – Material Change of Use		
No.	Condition	Timing
	following sections of Australian Standard AS2436-2010 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 TS 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
12.	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) Prior to commencement of use b) Prior to commencement of use
13.	Earthworks a) Submit to EDQ TS detailed earthworks plans, certified by a RPEQ, and designed generally in accordance with: i) Australian Standard AS3798 – 2007 Guidelines on Earthworks for Commercial and Residential Developments.	a) Prior to commencing earthworks

PDA Development Conditions – Material Change of Use		
No.	Condition	Timing
	The certified earthworks plans are to: i) include a geotechnical soils assessment of the site; ii) accord with the Erosion and Sediment Control Plans, as required by condition 9 – Erosion and sediment management; iii) include the location and finished surface levels of any cut and/or fill; iv) detail areas where dispersive soils will be disturbed, treatment of dispersive soils and their rehabilitation; v) provide details of any areas where surplus soils are to be stockpiled; vi) detail protection measures to: 1. ensure adjoining properties and roads are not impacted by ponding or nuisance stormwater resulting from earthworks associated with the approved development; 2. preserve all drainage structures from structural loading impacts resulting from earthworks associated with the approved development; and vii) where rock or ground anchors are required within adjoining road or land, include consents from relevant road manager(s) and/or landowner(s). b) Carry out earthworks generally in accordance with the certified plans submitted under part a) of this condition. c) Submit to EDQ 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.	b) Prior to commencement of use c) Prior to commencement of use
14.	Acid sulfate soils a) Where on-site ASS are encountered, submit to EDQ TS an ASS management plan, prepared in accordance with the Queensland Acid Sulfate Soil Technical Manual Soil Management Guidelines v4.0 2014 (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 or during earthworks b) Prior to commencement of use c) Prior to commencement of use

PDA Development Conditions – Material Change of Use		
No.	Condition	Timing
15.	Retaining Walls a) Submit to EDQ TS 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 Australian Standard AS4678 – Earth Retaining Structures and relevant material standards (e.g. AS3600 – Concrete Structures); iii) located and designed generally in accordance with the approved plans. b) Construct retaining walls 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 commencing earthworks b) Prior to commencement of use c) Prior to commencement of use
16.	Vehicle Access a) Submit to EDQ detailed engineering plans, certified by a RPEQ, for the vehicle crossover: i) located generally in accordance with the approved plans; and ii) designed generally in accordance with Council's adopted standards b) Construct the cross over in accordance with part a) c) Submit to EDQ TS RPEQ certification that the crossover has been constructed in accordance with part a) of this condition.	a) Prior to the commencement of civil works b) Prior to commencement of use c) Prior to commencement of use
17.	Car parking a) Construct, sign and delineate car parking spaces generally in accordance with Australian Standard AS2890 – Parking Facilities and the approved plans. 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
18.	Water Efficiency a) Submit to EDQ TS documentation to demonstrate the building has at least a 15% reduction in potable water usage when compared to a reference building; OR	a) Prior to the commencement of use

PDA Development Conditions – Material Change of Use		
No.	Condition	Timing
	b) Submit to EDQ TS documentation to demonstrate the building has installed the following water efficient fixtures and appliances: i) Taps to bathrooms, kitchens and laundry to be minimum 5-star WELS rated; ii) Low flow dual flush toilet minimum 4-star WELS rated; and iii) All shower heads to be minimum 3-star WELS rated that use <6 litres per minute. c) Construct development in accordance with part a) or part b) of this condition. d) Operate and maintain development in accordance with part a) or part b) of this condition .	b) Prior to the commencement of use c) Prior to the commencement of use d) At all times
19.	Water Connection Connect the approved development to the existing water reticulation network generally in accordance with Urban Utilities current adopted standards.	Prior to commencement of use
20.	Sewer Connection Connect the approved development to the existing sewer reticulation network generally in accordance with Urban Utilities current adopted standards.	Prior to commencement of use
21.	Stormwater Connection a) Connect the approved development to a lawful point of discharge: i) with 'no-worsening' to upstream or downstream properties for storm events up to 1% Annual Exceedance Probability; and ii) with stormwater screened by gross pollutant traps prior to discharge. b) This is to be undertaken generally in accordance with Council's current adopted standards.	a) Prior to commencement of use b) Prior to commencement of use
22.	Flooding a) Construct development with flood immunity as required by the sitewide flooding report endorsed under DEV2020/1099 - "Oxley Priority Development Area Stormwater Management Plan" Version 3B dated 18 August 2020 prepared by DesignFlow, with minimum flood levels above the 0.2% AEP (1 in 500 AEP) Brisbane River flood level of 15.45 mAHD as required by Brisbane City Council Flood Overlay Code. b) Operate development in accordance with flood immunity requirements for habitable rooms.	a) Prior to the commencement of use b) At all times

PDA Development Conditions – Material Change of Use		
No.	Condition	Timing
23.	Energy Efficiency a) Submit to EDQ TS documentation to demonstrate the building has at least a 10% lower energy consumption than a reference building built to the National Construction Code 2019. b) Construct and operate the development in accordance with part a).	a) Prior to the commencement of use b) Prior to commencement of use and to be maintained at all times
24.	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 use b) Prior to commencement of use
25.	Telecommunications 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 use b) Prior to commencement of use
26.	Broadband a) Submit to EDQ TS written agreement, from an authorised telecommunications service provider, confirming that fibre-ready pit and pipe infrastructure designed to service the approved development can accommodate services compliant with <i>Industry Guideline G645:2017 Fibre-Ready Pit and Pipe Specification for Real Estate Development Projects</i> . b) Construct the fibre-ready pit and pipe infrastructure specified in the agreement submitted under part a) of this condition.	a) Prior to commencement of use b) Prior to commencement of use
27.	Landscaping a) Submit an updated Landscape Plan to reflect the approved site plan. b) Submit to EDQ TS detailed landscape plans, certified by an AILA, for the development's landscape works. The detailed landscape plans must be designed	a) Prior to commencement of site works b) Prior to commencement of

PDA Development Conditions – Material Change of Use		
No.	Condition	Timing
	generally in accordance with the updated Landscape Plans, prepared by Laud Ink and amended in accordance with a). Landscape plans are to include construction phase protection requirements for verge street trees to avoid damage to trees or passive irrigation pipework and avoid compaction of surrounding soil. c) Construct landscape works generally in accordance with the certified plans submitted under part a) of this condition.	ground level building work c) Prior to commencement of use
28.	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) Refuse collection must take place internal to site, and the refuse vehicle must access and exit the site in the forward gear. c) 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 c) At all times following the commencement of use
29.	Acoustic treatments a) Construct the approved development to include the acoustic treatments specified in the Acoustic Report, prepared by Decibell Consulting dated 13.12.2021. b) Submit to EDQ TS evidence that the requirements of part a) of this condition have been met, including as-constructed certification by an RPEQ or appropriately qualified professional. c) Submit the EDQ TS RPEQ certification that the acoustic wall does not cause stormwater worsening to upstream/downstream properties through interference with overland flow or stormwater discharge.	a) Prior to commencement of use b) Prior to commencement of use c) Prior to the commencement of use
30.	Outdoor lighting a) Submit to EDQ TS detailed drawings, certified by a RPEQ or a member of the Illuminating Engineering Society of Australia and New Zealand, for the outdoor lighting system designed generally in accordance with <i>Australian Standards AS1158 – ‘Lighting for Roads and Public Spaces’</i> - Australian Standard AS 4282:1997 Control of the Obtrusive Effects of Outdoor Lighting. b) Install lighting works generally in accordance with the certified plans submitted under part a) of this condition.	a) Prior to commencement of lighting works b) Prior to commencement of use

PDA Development Conditions – Material Change of Use		
No.	Condition	Timing
	c) Submit to EDQ TS RPEQ certification confirming lighting has been installed generally in accordance with the certified plans submitted under part a) of this condition	c) Prior to commencement of use
Infrastructure Charges		
31.	Infrastructure Contributions Pay to the MEDQ infrastructure charges in accordance with the DCOP, indexed to the date of payment Where the application is an 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 the DCOP

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 ****