



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

Our ref: DEV2022/1295

4 November 2022

Satara Investments Australia Pty Ltd
C/- Town Planning Alliance
Att: Tom Kedda and Vu Nguyen
PO Box 7657
EAST BRISBANE QLD 4169

Email: eda@tpalliance.com.au

Dear Tom and Vu

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

PDA Development Permit for Material change of use for a Child Care Centre and Indoor Sport and Recreation (Swim School) at Flagstonian Drive, Flagstone described as Lot 905 on SP321076

On 4 November 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 Jake Pitt, Planner, Development Assessment, in Economic Development Queensland, by telephone on (07) 3452 7587 or at jake.pitt@dsdlgp.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	Flagstonian Drive, Flagstone QLD 4280	
Lot on plan description	Lot number	Plan description
	Lot 905	SP321076
PDA development application details		
DEV reference number	DEV2022/1295	
'Properly made' date	01/06/2022	
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	Child Care Centre and Indoor Sport and Recreation (Swim School)	
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 The approval is for: PDA development application DEV2022/1295 for Development Permit for a Material Change of Use for Child Care Centre and Indoor Sport and Recreation (Swim School) at 905 Flagstonian Drive, Flagstone described as Lot 905 on SP321076	
Decision date	4 November 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.	Cover Page	TP-000, Issue B	09/09/2022
2.	Locality Plan	TP-001, Issue B	09/09/2022
3.	Site Plan	TP-100, Issue B	09/09/2022 (Amended in red 06/10/2022)
4.	Staging Plan	TP-101, Issue B	09/09/2022 (Amended in red 06/10/2022)
5.	Childcare Ground Plan	TP-200, Issue B	09/09/2022
6.	Childcare Roof Plan	TP-201, Issue B	09/09/2022
7.	Swimschool Plan	TP-202, Issue B	09/09/2022
8.	Childcare North & South Elevation	TP-400, Issue B	09/09/2022
9.	Childcare East & West Elevation	TP-401, Issue B	09/09/2022
10.	Swimschool Elevations	TP-402, Issue B	09/09/2022
11.	Swimschool Elevations	TP-403, Issue B	09/09/2022
12.	Sections A & B	TP-500, Issue B	09/09/2022
13.	External 3D View	TP-901, Issue B	09/09/2022
14.	Civil Engineering Report prepared by MPN Consulting	9337, Issue A	06/05/2022
15.	Traffic Response Letter prepared by QTraffic	1671_PAT01	15/09/2022
16.	Revised Acoustic Report prepared by Acoustic Works	Revision R01C	17/08/2022
17.	Landscape Concept Plan Cover Sheet	2201-001-SK001, Issue B	27/04/2022
18.	Landscape Concept Plan Site Plan	2201-001-SK002, Issue B	27/04/2022 (Amended in red 06/10/2022)
19.	Landscape Concept Plan – Plant Species List, Images & Notes	2201-001-SK010, Issue B	27/04/2022
20.	Stormwater Management Plan	9337, Issue A	06/05/2022

Preamble, abbreviations, and definitions

PREAMBLE

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

ABBREVIATIONS AND DEFINITIONS

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

AILA means a Landscape Architect registered by the Australian Institute of Landscape Architects.

BFP means Building Format Plan.

COUNCIL means the relevant local government for the land the subject of this approval.

DSDILGP means the Department of State Development, Infrastructure Local Government and Planning.

EDQ means Economic Development Queensland.

EDQ DA means Economic Development Queensland's – Development Assessment team.

EDQ IS means Economic Development Queensland's – Infrastructure Solutions team.

EP Act means the *Environmental Protection Act 1994*.

DCOP means the Development Charges and Offsets Plan, prepared by the Department of State Development, Infrastructure, Local Government, and Planning, effective from July 2022 (as amended from time to time).

MEDQ means the Minister for Economic Development Queensland.

PDA means Priority Development Area.

RPEQ means Registered Professional Engineer of Queensland.

Submitting documentation to EDQ

Where a condition of this approval requires documentation to be submitted to either EDQ DA or EDQ IS, use the following email addresses:

a) EDQ DA: pdadevelopmentassessment@dsdilgp.qld.gov.au.

b) EDQ IS: EDQ_PrePostConstruction@dsdilgp.qld.gov.au.

PDA development conditions – Development Permit for Material Change of Use

No.	Condition	Timing
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 for each stage
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 for each stage
3	Hours of operation The hours of operation for the Child care centre and Indoor sport and recreation (Swim school) are: - 6:30am to 7pm, Monday to Friday, and; - 8am to 5pm, Saturday and Sunday	At all times

Engineering

4	Construction management plan a) Submit to EDQ IS a site-based Construction Management Plan (CMP), prepared by the principal site contractor and reviewed by a suitably qualified and experienced person responsible for overseeing the site works, to manage construction impacts, including: 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 commencing work for each stage
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PDA development conditions – Development Permit for Material Change of Use

No.	Condition	Timing
	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) During construction of each stage c) During construction of each stage
5	Erosion and sediment management a) Submit to EDQ IS an Erosion and Sediment Control Plan (ESCP), certified by a RPEQ or an accredited professional in erosion and sediment control, and prepared generally in accordance with the following: 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>. b) Implement the certified ESCP submitted under part a) of this condition.	a) Prior to commencing work for each stage b) During construction of each stage
6	Traffic management plan a) Submit to EDQ IS a Traffic Management Plan (TMP), certified by a person holding a current Traffic Management Design qualification. The TMP must include the following: 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 for each stage b) During construction of each stage
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.	a) Prior to commencement of use for each stage

PDA development conditions – Development Permit for Material Change of Use

No.	Condition	Timing
	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>	b) Prior to commencement of use for each stage
8	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 Civil Engineering Report prepared by MPN Consulting and dated 06/05/2022, including the Bulk Earthworks Plan (drawing ref DA-01 Revision A). 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.	a) Prior to commencing earthworks b) Prior to commencement of use for each stage c) Prior to commencement of use for each stage
9	Earthworks a) Submit to EDQ IS detailed earthworks plans, certified by a RPEQ, and designed generally in accordance with: i) <i>Australian Standard AS3798 – 2007 Guidelines on Earthworks for Commercial and Residential Developments</i> and ii) the approved Civil Engineering Report prepared by MPN Consulting and dated 06/05/2022, including the Bulk Earthworks Plan (drawing ref DA-01 Revision A). 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 5 – 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:	a) Prior to commencing earthworks

PDA development conditions – Development Permit for Material Change of Use

No.	Condition	Timing
	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 IS 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 of each stage c) Prior to commencement of use of each stage t
10	Vehicle access a) Construct a vehicle crossover: i) located generally in accordance with the approved plans; and ii) designed generally in accordance with Logan City Council's Infrastructure Planning Scheme Policy, including Table 8.1.1.1 - Standard drawings for movement infrastructure. b) Submit to EDQ IS RPEQ certification that the crossover has been constructed in accordance with part a) of this condition.	a) Prior to commencement of use of Stage 1 b) Prior to commencement of use of Stage 1
11	Car parking a) Construct, sign and delineate car parking spaces generally in accordance with <i>Australian Standard AS2890 – Parking Facilities</i> and the approved plans.	a) Prior to commencement of use of each stage
12	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.	a) Prior to commencement of use of each stage
13	Water connection Connect the approved development to the existing water reticulation network generally in accordance with Council's current adopted standards.	Prior to commencement of use for each stage
14	Sewer connection Connect the approved development to the existing sewer reticulation network generally in accordance with Council's current adopted standards.	Prior to commencement of use for each stage
15	Stormwater connection Connect the approved development to a lawful point of discharge: a) with 'no-worsening' to upstream or downstream properties for the full range of ARI storm events up to and including the defined flood event;	Prior to commencement of use for each stage

PDA development conditions – Development Permit for Material Change of Use

No.	Condition	Timing
	b) generally in accordance with Council's current adopted standards, including the Infrastructure Code and Infrastructure Planning Scheme Policy.	
16	Stormwater management (quality) a) Submit to EDQ IS detailed engineering drawings, certified by a RPEQ, for stormwater treatment devices designed generally in accordance with: i) <i>PDA Guideline No. 13 Engineering standards – Stormwater quality</i> and; ii) Stormwater Management Plan prepared by MPN Consulting, Reference 9337, Issue A, Dated 06/05/2022, including: a. Stormwater Treatment Plan, Drawing DA-03 Revision A; b. Service Connection Plan, Drawing DA-04 Revision A. 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) Prior to commencement of use for each stage
17	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) Prior to commencement of use for each stage b) Prior to commencement of use for each stage
18	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) Prior to commencement of use for each stage b) Prior to commencement of use for each stage
19	Broadband a) Submit to EDQ IS written agreement, from an authorised telecommunications service provider, confirming that fibre-ready pit and pipe infrastructure designed to service the approved development can accommodate services compliant with <i>Industry Guideline G645:2017 Fibre-Ready Pit and Pipe Specification for Real Estate Development Projects</i> . 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 for each stage b) Prior to commencement of use for each stage
20	Landscape works a) Submit to EDQ IS detailed landscape plans, certified by an AILA, for the development's landscape works. The detailed landscape plans must be designed generally in accordance with the approved plans, including: i) <i>Landscape Concept Plan Site Plan, drawing number 2201-001-SK002 Issue B, as amended in red 06 October 2022; and</i>	a) Prior to commencement of site work for each stage

PDA development conditions – Development Permit for Material Change of Use		
No.	Condition	Timing
	ii) <i>Landscape Concept Plan Plant Species List, Images & Notes, drawing number 2201-001-SK010 Issue B, and dated 27/04/2022 (as amended in red 06 October 2022).</i> b) Construct landscape works generally in accordance with the certified plans submitted under part a) of this condition.	b) Prior to commencement of use for each stage
21	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 for each stage b) At all times following commencement of use
22	Acoustic treatments a) Construct the approved development to include the acoustic treatments specified in section 8 of the following approved document: i) <i>Acoustic Report, Revision R01C, prepared by Acoustic Works dated 17/08/2022.</i> b) Submit to EDQ IS evidence that the requirements of part a) of this condition have been met.	a) Prior to commencement of use for each stage b) Prior to commencement of use for each stage
23	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 for each stage
Infrastructure contributions		
24	Pay to the MEDQ infrastructure charges in accordance with the DCOP, indexed to the date of 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.	Prior to commencement of use for each stage, and 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.

Furthermore, the Indoor sport and recreation use (Swim school) is expected to mitigate all environmental nuisance to protect the amenity of nearby sensitive use. Any odours must be managed in accordance with *Logan Planning Scheme 2015, Schedule 6.2.3 - Planning scheme policy 3 - Environmental management* and all other relevant legislation and standards including the *Environmental Protection (Air) Policy 2008*.

**** End of Package ****