



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

Our ref: DEV2023/1418

31 August 2023

Otiosum Pty Ltd
C/ Landpartners
Att: Mr Shane Smith
PO Box 1399
MILTON QLD 4064

Email: shane.smith@landpartners.com.au

Dear Mr Smith

S89(1)(a) Approval of PDA development application
Development Permit for Material Change of Use for a Community Use (childcare centre)
at 7001 Grampian Drive, Deebling Heights described as Part of Lot 600 on SP300901

On 31 August 2023, 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 me at pdadevelopmentassessment@dsdmip.qld.gov.au, and I will be pleased to assist.

Yours sincerely

Jeanine Stone
Project Director
Development Assessment
Economic Development Queensland

PDA Decision Notice

Site information			
Name of priority development area (PDA)		Ripley Valley	
Site address		7001 Grampian Drive, Deebling Heights	
Lot on plan description		Lot number	Plan description
		600	SP300901
PDA development application details			
DEV reference number		DEV2023/1418	
'Properly made' date		1 November 2021	
Type of application		☒ PDA development application for: ☒ Material change of use ☐ Preliminary approval ☒ Development permit	
Proposed development		Community Use (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. The approval is for: Material Change of Use – Community Use (childcare centre)	
Decision date		31 August 2023	
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.	Proposed Site Plan – Revision G prepared by Verve Building Design	DA01 – 21008 Rev G	19/05/2022
2.	Proposed Floor Plan – Revision D prepared by Verve Building Design	DA02 – 21008 Rev D	17/05/2022
3.	Building Elevations and Perspectives – Revision C prepared by Verve Building Design	DA03 – 21008 Rev C	17/05/2022
4.	Building Elevations and Perspectives – Revision C prepared by Verve Building Design	DA04 – 21008 Rev C	17/05/2022
5.	Cross-Sections – Revision A prepared by Verve Building Design	DA05 – 21008 Rev A	19/05/2022
6.	Landscape Concept Plan – Sheet 1, prepared by Andrew Gold Landscape Architecture	21.205 Issue E	13/05/2022

7.	Proposed Planting Schedule – Sheet 2, prepared by Andrew Gold Landscape Architecture	21.205 Issue E	13/05/2022
8.	Environmental Noise Impact Report prepared by Decibell Consulting	2110174 – Version 3.0	12/05/2022
9.	Site Based Stormwater Management Plan - Revision 'C' prepared by Milanovic Neale	C5211 Revision C	6/6/2022
10.	Further Information Request Response prepared by Milanovic Neale Consulting Engineers	C5211	7/07/2022

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.

CERTIFICATION PROCEDURES MANUAL means the document titled *Certification Procedures Manual*, prepared by EDQ, dated April 2020 (as amended from time to time).

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.

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

DCOP means the Development Charges and Offset Plan that applies to the PDA as amended or replaced from time to time.

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*.

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).

MEDQ means the Minister for Economic Development Queensland.

PDA means Priority Development Area.

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.

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

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.

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

No.	Condition	Timing
MCU1	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: i. MCU 4 – Out of hours work – Compliance Assessment; and ii. MCU 27 - Streetscape and Landscape Works - Compliance Assessment.	Prior to commencement of use
MCU2	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: i. MCU 4 – Out of hours work – Compliance Assessment; and ii. MCU 27 - Streetscape and Landscape Works - Compliance Assessment.	At all times following commencement of use
MCU 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
MCU 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
MCU 5	Acoustic Treatments a) Construct the acoustic treatments generally in accordance with the Environmental Noise Impact Report prepared by Decibell Consulting dated 12 May 2022. b) Submit to EDQ IS evidence that the requirements of part a) of this condition have been met.	a) Prior to commencement of use b) Prior to commencement of use

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

MCU 8	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 b) During construction
MCU 9	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 b) During construction
MCU 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 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.	a) Prior to commencement of use b) Prior to commencement of use

	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.	
Site Works		
MCU 11	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 plans. 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 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.	a) Prior to commencing earthworks b) During site works c) Prior to commencement of use
MCU 12	Acid sulfate soils a) Where on-site ASS are encountered, submit to EDQ IS an ASS management plan, prepared in accordance with the <i>Queensland Acid Sulfate Soil Technical Manual 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.	a) Prior to commencement of works or during earthworks b) Prior to commencement of use

	c) Submit to EDQ IS a validation report, certified by a suitably qualified environmental or soil scientist, confirming that all earthworks have been carried out in accordance with the ASS management plan submitted under part b) of this condition.	c) Prior to commencement of use
MCU 13	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 plans. 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 c) Prior to commencement of use
Traffic & Transport		
MCU 14	Vehicle Access a) Construct a vehicle crossover: i) located generally in accordance with the approved plans; and ii) designed generally in accordance with Council's adopted standards for a Standard Commercial Driveway Invert and Slab Type A - Two Way Access (Standard Drawing SR.13.) b) Submit to EDQ IS RPEQ certification that the crossover has been constructed in accordance with part a) of this condition. <i>Advice Note: Access to the site is only available from the public road adjacent to the southern boundary of the site when built.</i>	a) Prior to commencement of use b) Prior to commencement of use
MCU15	Road upgrade works a) Submit to EDQ IS detailed engineering plans, certified by a RPEQ, for the following: I. external road upgrade works, generally in accordance with plans contained in the approved document 'Further Information Request Response' prepared by Milanovic Neale Consulting Engineers, dated 7 July 2022. II. for the left in / left out and right turn lane at the access point, the design must consider ultimate design for Springs Drive and Grampian Drive intersection constructed as part of Council	a) Prior to commencing earthworks

	approval:7787/200/MAMC/A dated 22 November 2018 (or any subsequent changes approved). b) Construct road upgrades generally in accordance with the certified plans required under part a) of this condition. c) Submit to EDQ IS certification from a RPEQ that all roadworks have been constructed generally in accordance with the certified plans submitted under part a) of this condition.	b) Prior to commencement of use c) Prior to commencement of use
MCU 16	Car parking a) Construct, sign and delineate car parking spaces generally in accordance with <i>Australian Standard AS2890 – Parking Facilities</i> and the approved plans. b) Submit to EDQ IS RPEQ certification that parking facilities have been constructed in accordance with part a) of this condition.	a) Prior to commencement of use b) Prior to commencement of use
MCU 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) Prior to commencement of use b) Prior to commencement of use
Utilities & Servicing		
MCU 18	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
MCU 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
MCU 20	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>; ii) Site Based Stormwater Management Plan (-rev 'C' prepared by Milanovic Neale and dated 6/6/2022; and 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

	c) Submit to EDQ IS RPEQ certification confirming stormwater treatment devices have been constructed generally in accordance with the certified plans submitted under part a) of this condition.	c) Prior to commencement of use
MCU 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>; ii) Site Based Stormwater Management Plan -rev 'C' prepared by Milanovic Neale and dated 6/6/2022; and 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) Prior to commencement of use c) Prior to commencement of use
MCU 22	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 b) Prior to commencement of use
MCU 23	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 b) Prior to commencement of use
MCU 24	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 b) Prior to commencement of use

MCU 25	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 b) At all times following commencement of use
Landscape Works and Lighting		
MCU 26	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
MCU 27	Streetscape and Landscape Works - Compliance Assessment a) Submit to EDQ DA for compliance assessment detailed plan/s certified by a registered Landscape Architect detailing the following: (i) Street tree locations and species, including common and botanical names, height and spread at maturity, ground preparation works and monthly maintenance plan. (ii) Location of services within the verge. (iii) Streetscape works along Grampian Drive and Spring Drive are designed in accordance with Ipswich City Council's Ipswich Streetscape Design Guideline 2013 (iv) Landscaping does not obstruct the sight lines of vehicles entering or exiting the from the driveway. (v) Internal landscape works are generally in accordance with the approved landscape concept plan '<i>Landscape Concept Plan – Sheet 1 – Project No. 21.205 Issue E</i>' and '<i>Proposed Planting Schedule – Sheet 2 – Project No. 21.205 Issue E</i>' (both dated 13/05/2023) (vi) Retaining walls are located entirely within the relevant lot and not on road reserve/s or future drainage reserve lot/s. (vii) Retaining walls adjoining/facing road reserve/other public spaces that are visible from public right of way are: A. in accordance the approved plans; B. incorporate minimum 1.0m wide low-maintenance landscaping (can be on road reserve if necessary) in front of retaining walls that are over 0.75m in height to assist in softening the dominance of retaining walls when viewed from visible from public right of way; and C. incorporate material/finish/painting and landscape treatment to add contrast, minimise repetition and to improve the overall visual appearance of the retaining wall. <i>Note: Plant/tree species must be in accordance with the Ipswich City Council Street Tree Strategy or equivalent. Root intrusive trees must not be planted in the road reserve.</i>	a) Prior to commencement of streetscape works

	b) Construct streetscape works generally in accordance with the streetscape plans endorsed under part a) of this condition. c) Submit to EDQ IS 'as constructed' plans, certified by an AILA, and asset register in a format acceptable to Council.	b) Prior to commencement of use c) Prior to commencement of use.
MCU 28	Geotechnical/Slope Stability a) Submit to EDQ IS a geotechnical/slope stability report certified by a RPEQ demonstrating that all works for the proposed development have been adequately designed based on the existing geotechnical conditions of the site and that they achieve a long-term factor of safety greater than 1.5 against geotechnical instabilities. b) Construct the development generally in accordance with the geotechnical/slope stability report as required by Parts (a) above.	a) Prior to commencement of works. b) At all times.
Infrastructure contributions		
MCU 29	Infrastructure Charges 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.	In accordance with the DCOP

ADVICE

Cultural Heritage

The applicant is advised to ensure that any development obligations pursuant to the provisions of the *Aboriginal Cultural Heritage Act 2003* and the *Economic Development Act 2012* are complied with in respect to the proposed development. Applicants, developers and landowners have a duty of care under the legislation where items of cultural heritage significance are located, even if those items have not been previously recorded in a database.

For more information, the applicant may seek information from the relevant Registered Aboriginal Cultural Heritage Body for the Ipswich Region, the cultural heritage database, or seek the advice of the Department of Aboriginal and Torres Strait Islander and Multicultural Affairs or equivalent.

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 ****