



23 August 2024

Ashmore Constructions (Qld) Pty Ltd
C/- Steffan Harries
Attn: Mr Alexander Steffan
PO Box 6258
FAIRFIELD QLD 4103

Email: alex@steffanharries.au

Dear Mr Steffan

S89(1)(a) Approval of PDA Development Application
PDA Development Permit for Material Change of Use for Child Care Centre (Extension)
at 221-233 Teviot Road, Greenbank described as Lot 9 on RP184971

On 23 August 2024, 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 website at [Current applications and approvals](#).

If you require any further information, please contact Chessa Lao, Planner, Development Assessment, in Economic Development Queensland, by telephone on (07) 3452 7425 or at Chessa.Lao@edq.qld.gov.au, who will assist.

Yours sincerely

Amanda Dryden
Director
Development Assessment
Economic Development Queensland



PDA Decision Notice

Site information		
Name of priority development area (PDA)	Greater Flagstone	
Site address	221-233 Teviot Road, Greenbank	
Lot on plan description	Lot number	Plan description
	Lot 9	RP184971

PDA development application details	
DEV reference number	DEV2023/1460
'Properly made' date	19 January 2024
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	Material Change of Use for Child Care Centre (Extension)

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: • Extension to Child Care Centre
Decision date	23 August 2024
Currency period	Six (6) years from the date of the decision

Assessment Team	
Assessment Manager (Lead)	Chessa Lao, Planner EDQ DA
Manager	Brandon Bouda, Manager EDQ DA
Engineer	Jack Landsberg, Principal Technical Officer EDQ IS
Delegate	Amanda Dryden, Director EDQ DA

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 and Location Plan, prepared by Christian Zambelli	A-001, Issue 2	16 Jan 2024 (as amended in red dated 21.08.24)
2.	Site/Ground Plan Proposed, prepared by Christian Zambelli	A-102, Issue 1	13 Nov 2023
3.	Roof Plan Proposed, prepared by Christian Zambelli	A-202, Issue 1	13 Nov 2023
4.	East & South Elevations, Existing & Proposed, prepared by Christian Zambelli	A-301, Issue 1	13 Nov 2023
5.	West & North Elevations, Existing & Proposed, prepared by Christian Zambelli	A-302, Issue 1	13 Nov 2023
6.	South East & North East Perspectives Proposed, prepared by Christian Zambelli	A-311, Issue 1	13 Nov 2023
7.	North West & South West Perspectives Proposed, prepared by Christian Zambelli	A-312, Issue 1	13 Nov 2023
8.	AA, BB & CC Sections Proposed, prepared by Christian Zambelli	A-401, Issue 1	13 Nov 2023
9.	Site Based Stormwater Management Plan, prepared by Milanovic Neale Consulting Engineers	C3301, Rev F	03/04/2024
10.	Stormwater Management Layout – Proposed Extension	C3301-SK210, Rev A	02/04/24
11.	Vegetation Management Plan, Part Lot 9 on RP184971, prepared by Newground	2948	21/03/2024

Preamble, abbreviations, and definitions

PREAMBLE

Nil or insert preamble

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 Offset Plan

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*.

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.

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.

- 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.

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@edq.qld.gov.au
- b) EDQ IS: PrePostConstruction@edq.qld.gov.au

PDA Development Conditions

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 (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.

PDA Development Conditions		
No.	Condition	Timing
Construction Management		
3.	Hours of Work – Construction Unless otherwise endorsed, via Compliance Assessment for out of hours work, construction hours for the approved development are limited to Monday to Saturday between 6:30am to 6:30pm, excluding public holidays.	During construction unless otherwise endorsed.
4.	Out of Hours Work – Compliance Assessment Where out of hours work is proposed, submit to EDQ DA, for Compliance Assessment, an out of hours work request. The out of hours work request must include a duly completed out of hours work request form ³ .	Minimum of 10 business days prior to proposed out of hours work commencement date.
5.	Certification of Operational Work Carry out all Operational Work under this approval in accordance with the <i>Certification Procedures Manual</i> .	At all times.
6.	Construction Management Plan a) Submit to EDQ IS a site-based Construction Management Plan (CMP), prepared by the principal site contractor, 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;	a) Prior to commencing work.

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

PDA Development Conditions		
No.	Condition	Timing
	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. c) Carry out all construction work generally in accordance with the CMP submitted under part a) of this condition.	b) During construction. c) During construction.
7.	Erosion and Sediment Management a) Submit to EDQ IS an Erosion and Sediment Control Plan (ESCP), certified by a RPEQ [civil/environmental] 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.
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.	a) Prior to commencing work.

PDA Development Conditions		
No.	Condition	Timing
	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>	b) During construction.
9.	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. c) Re-install bollards along the length of the driveway within the Teviot Road verge, to prevent vehicle access along the Teviot Road verge. <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. c) Prior to commencement of use.
10.	Earthworks a) Submit to EDQ IS detailed earthworks plans, certified by a RPEQ [civil], and designed generally in accordance with: i) <i>Australian Standard AS3798 – 2007 Guidelines on Earthworks for Commercial and Residential Developments.</i> 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 7 – 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		
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 [civil] 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.
11.	Retaining walls a) Submit to EDQ IS detailed engineering plans, certified by a RPEQ [civil], of all retaining walls 1m or greater in height. Retaining walls must be: i) certified to achieve a minimum 50-year design life; and ii) designed generally in accordance with <i>AS4678 – Earth Retaining Structures</i> and relevant material standards (e.g. <i>AS3600 – Concrete Structures</i>) b) Carry out retaining wall work generally in accordance with the certified plans required under part a) of this condition. c) Submit to EDQ IS certification from an RPEQ [civil] 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.
12.	Car Parking a) Submit to EDQ IS detailed carpark plans, certified by a RPEQ [civil], and designed generally in accordance with: i) <i>AS2890 – Parking Facilities</i> and the following approved plans: ii) Site / Gound Plan Proposed, Plan No. A-102, Issue 1, dated 13 Nov 2023. b) Carry out carpark works generally in accordance with the certified plans submitted under part a) of this condition.	a) Prior to commencing works b) Prior to commencement of use.

PDA Development Conditions		
No.	Condition	Timing
	c) Submit to EDQ IS RPEQ [civil] certification that parking facilities have been constructed in accordance with part a) of this condition.	c) Prior to commencement of use.
13.	Compliance Assessment – Temporary Sewage Treatment and Effluent Disposal Facilities Prior to the permanent connection to the Council sewer being made to Lot 9 on RP184970: a) Submit to EDQ DA for compliance assessment detailed design plans and report, certified by a RPEQ {civil}, for an on-site sewage treatment and disposal facilities to service the development. The report shall include: i) a preliminary plan and cost estimate for the removal of the temporary plant, irrigation facilities and remediation of the land; and ii) the location of the Tree Protection Zone required by Condition 22 of this approval b) Construct the sewage treatment and disposal facilities in accordance with the endorsed design plans required under part a) of this condition. c) Provide evidence from a RPEQ {civil} that the works have been constructed generally in accordance with the certified plans submitted under part a) of this condition. d) Operate and maintain the sewage treatment and effluent disposal facilities until the development is connected to the Council sewer in accordance with condition 19. e) Within 90 days of the development being connected to the Council sewer, remove the temporary sewage treatment plant and irrigation facilities and undertake remediation of the land generally in accordance with the certified plans submitted under part a) of this condition. Note to Applicant: Sewage treatment plan with capacity of 21EP and over will require an ERA approval from the Department of Environment and Science	a) Prior to the commencement of use b) Prior to the commencement of use c) Prior to the commencement of use d) As indicated e) As indicated
14.	Compliance Assessment - Stormwater Management (Quantity) a) Submit to EDQ TS for compliance assessment detailed engineering drawings, certified by a RPEQ for the proposed stormwater management devices.	a) Prior to commencement of stormwater works.

PDA Development Conditions		
No.	Condition	Timing
	The proposed outlet spreader is to be designed and located to ensure sheet flow discharge is achieved and potential scour and erosion mitigated. All works are to be designed generally in accordance with: i) <i>PDA Guideline No. 13 Engineering standards – Stormwater quality</i>, and ii) Site Based Stormwater Management Plan, Report No, MNCE Ref: C3301, Rev F, dated 03/04/2024. iii) Stormwater Management Layout Plan – Proposed Extension, C3301-SK210_Rev A, dated 02/04/2024 b) Construct stormwater works generally in accordance with the endorsed plans submitted under part a) of this condition. c) Submit to EDQ IS RPEQ certification confirming stormwater management devices 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.
15.	Compliance Assessment - Stormwater Management (Quality) b) Submit to EDQ TS for compliance assessment 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) Site Based Stormwater Management Plan, Report No, MNCE Ref: C3301, Rev F, dated 03/04/2024. iii) Stormwater Management Layout Plan – Proposed Extension, C3301-SK210_Rev A, dated 02/04/2024 c) Construct stormwater works generally in accordance with the certified plans submitted under part a) of this condition. d) 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.	a) Prior to commencement of stormwater works. b) Prior to commencement of use. c) Prior to commencement of use.
16.	Electricity Connect the development to the existing electricity network in accordance with the suppliers' relevant standards.	Prior to commencement of use
17.	Telecommunications Connect the development to the existing telecommunications network in accordance with the suppliers' relevant standards.	Prior to commencement of use.

PDA Development Conditions		
No.	Condition	Timing
	<i>Australian Standard – AS4970-2009 Protection of Trees on Development Sites.</i> The TPZ shall be delineated with temporary fencing or barriers before the commencement of any site works and shall remain in place until the completion of the development. The TPZ boundary shall be determined based on the greater of: i) The drip line of the tree canopy, or ii) A minimum radius of 1.5 metres from the trunk of each tree. b) The following activities are not to occur within the TPZ: i) No excavation, trenching, or soil disturbance is permitted within the TPZ, except where required for the installation of the effluent disposal system as required by Condition 13. ii) No storage of materials, vehicles, or equipment is allowed within the TPZ. iii) No disposal of effluent or other substances within the TPZ. c) The effluent disposal system must be located and installed in a manner that will avoid any damage to the root system of any tree. d) Submit to EDQ IS certification from a qualified arborist (AQF Level 5) that the protection measures have been carried out in accordance with part a) and b) of this condition.	b) At all times. c) At all times. d) Prior to commencement of use.
23.	Fauna Spotter a) A licensed Wildlife Spotter/Catcher under the <i>Nature Conservation Act 1992</i> is to undertake a survey of the site to identify any fauna or habitat features (e.g. nests, tree hollows) and certify that any necessary fauna protection measures or relocation procedures have been implemented. b) During the vegetation clearing a licensed Wildlife Spotter/Catcher must be present. c) Submit to EDQ IS certification from the licensed Wildlife Spotter/Catcher that vegetation clearing and fauna protection measures was carried out generally in accordance with the conditions of approval.	a) Prior to commencement of vegetation clearing. b) At all times. c) Within 3 months of the completion of vegetation clearing.
24.	Vegetation Clearing Offsets a) Pay to the MEDQ a monetary contribution for the clearing of 0.0791ha of Medium Value Rehabilitation Habitat as set out in the <i>EDQ Guideline 17: Remnant Vegetation and Koala Habitat Obligations in Greater Flagstone and Yarrabilba PDAs dated May 2015</i> and the Vegetation Management Plan, Park Lot 9 on RP184971, Plan No. 2948, dated 21/03/2024; or	a) Prior to commencement of vegetation clearing.

PDA Development Conditions		
No.	Condition	Timing
	If compensatory planting is proposed: b) Submit to EDQ IS a planting plan certified by a qualified arborist (AQF Level 5) or ecologist showing the extent of compensatory planting to be undertaken, including location, type and extent of planting, as set out in the <i>EDQ Guideline 17: Remnant Vegetation and Koala Habitat Obligations in Greater Flagstone and Yarrabilba PDAs dated May 2015</i>. c) Undertake compensatory planting in accordance with b) of this condition. d) Once compensatory planting has been undertaken, submit to EDQ TS confirmation from a qualified arborist (AQF Level 5) or ecologist that the compensatory planting has been undertaken in accordance with b) of this condition. Advice Note An <i>Environmental Protection and Biodiversity Conservation Act 1999</i> (EPBC) approval may be required for the clearing of vegetation. Where the EPBC approval has been granted, the vegetation clearing offsets under this condition will not be applicable for the same matters under the EPBC approval.	b) Prior to commencement of vegetation clearing. c) Within 3 months of commencement of vegetation clearing. d) Within 12 months of commencement of vegetation clearing.
25.	Outdoor Lighting Outdoor lighting within the development is to be designed and installed in accordance with <i>AS 4282:1997 Control of the Obtrusive Effects of Outdoor Lighting</i>.	Prior to commencement of use and to be maintained.
Infrastructure Contributions		
26.	Infrastructure Charges a) Pay to MEDQ infrastructure charges in accordance with the DCOP, indexed to the date of payment. b) Where the application is for a Material Change of Use (MCU), submit to MEDQ certified construction plans detailing the Gross Floor Area (GFA) for calculation of final charges.	a) In accordance with the DCOP. b) Prior to commencement of use.

STANDARD ADVICE

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

Any further applications over the balance site will require the need to dedicate and construct a road reserve along the western boundary that will connect into the proposed road planned for 205-219 Teviot Road, Greenbank.

**** End of Package ****