



Economic Development Queensland

Creating and investing in sustainable places for Queensland to prosper

Our ref: DEV2024/1569

10 April 2025

Stockland Development Pty Ltd
C/- Evolve Planning
Att: Ms Kate Evans
11 Staghorn Close
PALMVIEW QLD 4553

Email: kate@evolveplanning.net.au

Dear Kate

S89(1)(a) Approval of PDA Development Application

PDA Development Application DEV2024/1569 for Development Permit for Material Change of Use for Child Care Centre at Corner Western Drive and Tyndall Circuit, Banya described as Lot 8 on SP334576 (proposed Lot 865 SP344644)

On 10 April 2025, 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 Jennifer Davison, Principal Planner Development Assessment, in Economic Development Queensland, by telephone on (07) 3452 7127 or at Jennifer.davison@edq.qld.gov.au, who will assist.

Yours sincerely

Jennifer Sneesby
Manager
Development Assessment
Economic Development Queensland



PDA Decision Notice

Site information		
Name of priority development area (PDA)	Caloundra South PDA	
Site address	Corner Western Drive and Tyndall Circuit, Banya	
Lot on plan description	Lot number	Plan description
	Lot 8	SP334576

PDA development application details	
DEV reference number	DEV2024/1569
'Properly made' date	18 November 2024
Type of application	<input checked="" type="checkbox"/> PDA development application for: <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Material change of use <ul style="list-style-type: none"> <input type="checkbox"/> Preliminary approval <input checked="" type="checkbox"/> Development permit <input type="checkbox"/> Reconfiguring a lot <ul style="list-style-type: none"> <input type="checkbox"/> Preliminary approval <input type="checkbox"/> Development permit <input type="checkbox"/> Operational work <ul style="list-style-type: none"> <input type="checkbox"/> Preliminary approval <input type="checkbox"/> Development permit <input type="checkbox"/> Application to change PDA development approval <input type="checkbox"/> Application to extend currency period
Proposed development	Material Change of Use for Child Care Centre

PDA development approval details	
Decision of the MEDQ	The MEDQ has decided to grant <u>all</u> of the PDA development approval applied for, <u>subject to</u> PDA development conditions forming part of this decision notice
Decision date	10 April 2025
Currency period	6 years from the date of the decision

Assessment Team	
Assessment Manager (Lead)	Jennifer Davison, Principal Planner
Manager	Jennifer Sneesby, Manager
Engineer	Matt Sturley, Engineer
Delegate	Jennifer Sneesby, Manager

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.	Architectural Plans – Aura Childcare Centre prepared by 77 Architecture:		02/03/2025
	• Proposed Site Plan	STCK004 Rev08	02/03/2025
	• Plans	STCK004 Rev03	02/03/2025
	• Roof Plan	STCK004 Rev04	02/03/2025
	• Elevations	STCK004 Rev05	02/03/2025
	• Sections	STCK004 Rev05	02/03/2025
	• Development Summary	STCK004 Rev05	02/03/2025
	• Signage Plan	STCK004 Rev02	02/03/2025
	• Signage Elevations	STCK004 Rev02	02/03/2025
	• Materiality	STCK004 Rev03	02/03/2025
	• Artists Impression – Tydnall Circuit	STCK004 Rev05	02/03/2025
	• Artists Impression – Western Drive	STCK004 Rev05	02/03/2025
2.	Proposed Childcare Centre – Acoustic Report, Noise Impact Assessment prepared by Stantec	301050913	4 November 2024
3.	Waste Management Plan, prepared by Ratio	21969W-R01F01	31 October 2024
4.	Civil Engineering Services Report Tech Memo, prepared by Stantec	304702002	19.02.2025
5.	Traffic Impact Assessment, prepared by PTT Traffic and Transport Engineering	n/a	03.03.2025
6.	Landscape Intent Plan, prepared by Package Landscape Australia	Issue L101 Rev B	24/10/2024

Preamble, abbreviations, and definitions

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).

- 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.

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.

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:

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.

- 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 the approved plans and documents and 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 the approved plans and documents and any other documentation endorsed via Compliance Assessment as required by these conditions.	At all times following commencement of use
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	During construction unless otherwise

PDA Development Conditions		
No.	Condition	Timing
	limited to Monday to Saturday between 6:30am to 6:30pm, excluding public holidays.	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 and reviewed by a suitably qualified and experienced person responsible for overseeing the site works, to manage construction impacts, including: <ul style="list-style-type: none"> 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: <ul style="list-style-type: none"> 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

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

PDA Development Conditions		
No.	Condition	Timing
	<p>11. for the provision of safe and functional emergency exit routes; and</p> <p>12. any out of hours work as endorsed via Compliance Assessment.</p> <p>b) A copy of the CMP submitted under part a) of this condition must be current and available on site.</p> <p>c) Carry out all construction work generally in accordance with the CMP submitted under part a) of this condition.</p>	<p>b) During construction</p> <p>c) During construction</p>
7.	<p>Erosion and Sediment Management</p> <p>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:</p> <ul style="list-style-type: none"> 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>. <p>b) Implement the certified ESCP submitted under part a) of this condition.</p>	<p>a) Prior to commencing work</p> <p>b) During construction</p>
8.	<p>Traffic Management Plan</p> <p>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:</p> <ul style="list-style-type: none"> 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. <p>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.</p> <p><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</i></p>	<p>a) Prior to commencing work</p> <p>b) During construction</p>

PDA Development Conditions		
No.	Condition	Timing
	<i>applicants engage directly with the applicable road manager.</i>	
9.	<p>Public Infrastructure (Damage, Repairs and Relocation)</p> <p>a) Repair any damage to existing public infrastructure caused by works carried out in association with the approved development.</p> <p>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.</p> <p><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></p>	<p>a) Prior to commencement of use</p> <p>b) Prior to commencement of use</p>
10.	<p>Earthworks</p> <p>a) Submit to EDQ IS detailed earthworks plans, certified by a RPEQ, and designed generally in accordance with:</p> <ol style="list-style-type: none"> <i>Australian Standard AS3798 – 2007 Guidelines on Earthworks for Commercial and Residential Developments.</i> <p>The certified earthworks plans are to:</p> <ol style="list-style-type: none"> include a geotechnical soils assessment of the site; accord with the Erosion and Sediment Control Plans, as required by the Erosion and sediment management condition; include the location and finished surface levels of any cut and/or fill; detail areas where dispersive soils will be disturbed, treatment of dispersive soils and their rehabilitation; provide details of any areas where surplus soils are to be stockpiled; detail protection measures to: <ol style="list-style-type: none"> ensure adjoining properties and roads are not impacted by ponding or nuisance stormwater resulting from earthworks associated with the approved development; preserve all drainage structures from structural loading impacts resulting from earthworks associated with the approved development; and where rock or ground anchors are required within adjoining road or land, include consents from relevant road manager(s) and/or landowner(s). <p>b) Carry out earthworks generally in accordance with the certified plans submitted under part a) of this condition.</p>	<p>a) Prior to commencing earthworks</p> <p>b) Prior to commencement of use</p>

PDA Development Conditions		
No.	Condition	Timing
	c) Submit to EDQ IS RPEQ certification that: <ul style="list-style-type: none"> i) all earthworks have been carried out generally in accordance with the certified plans submitted under part a) of this condition; and ii) any unsuitable material encountered has been treated or replaced with suitable material. 	c) Prior to commencement of use
11.	Acid Sulfate Soils Management Plan <ul style="list-style-type: none"> a) Where on-site Acid Sulfate Soils (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. 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. 	<ul style="list-style-type: none"> a) Prior to commencement of or during earthworks b) Prior to commencement of use c) Prior to commencement of use
12.	Vehicle Access <p>Construct the vehicle crossover:</p> <ul style="list-style-type: none"> a) located generally in accordance with the approved plans; and b) designed generally in accordance with Sunshine Coast Council's adopted standards. The engineering standard drawings are based on the drawings produced by the Institute of Public Works Engineers Australasia. 	Prior to commencement of use
13.	Car Parking <p>Construct, sign and delineate car parking spaces generally in accordance with <i>Australian Standard AS2890 – Parking Facilities</i> and the approved plans.</p>	Prior to commencement of use
14.	Bicycle Parking <p>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.</p>	Prior to commencement of use
15.	Water Connection <p>Connect the approved development to the existing water reticulation network generally in accordance with Unitywater current adopted standards.</p>	Prior to commencement of use
16.	Sewer Connection <p>Connect the approved development to the existing sewer reticulation network generally in accordance with Unitywater current adopted standards.</p>	Prior to commencement of use

PDA Development Conditions		
No.	Condition	Timing
17.	Stormwater Connection Connect the approved development to a lawful point of discharge: a) with 'no-worsening' to upstream or downstream properties for storm events up to 1% Annual Exceedance Probability and b) generally in accordance with Council's current adopted standards.	Prior to commencement of use
18.	Stormwater Management (Quantity) 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 quantity</i> and: ii) The Civil Engineering Services Report Tech Memo, prepared by Stantec 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
19.	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
20.	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
21.	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</i>	a) Prior to commencement of use

PDA Development Conditions		
No.	Condition	Timing
	<p><i>Guideline G645:2017 Fibre-Ready Pit and Pipe Specification for Real Estate Development Projects.</i></p> <p>b) Construct the fibre-ready pit and pipe infrastructure specified in the agreement submitted under part a) of this condition.</p>	<p>b) Prior to commencement of use</p>
22.	<p>Landscape Works</p> <p>a) Submit to EDQ IS detailed landscape plans certified by an AILA generally in accordance with the following approved Landscape Intent Plans prepared by Package Landscapes Australia dated 24/10/2024.</p> <p>b) Construct the landscape works generally in accordance with the certified plans submitted under part a) of this condition.</p> <p>c) Submit to EDQ IS “as constructed” plans, certified by an AILA that the landscape works have been undertaken generally in accordance with part (a) of this condition.</p>	<p>a) Prior to commencement of use</p> <p>b) Prior to commencement of use</p> <p>c) Prior to commencement of use</p>
23.	<p>Refuse Collection</p> <p>a) Submit to EDQ IS evidence of approved refuse collection arrangements, from Council or a private waste contractor in accordance with the Waste Management Plan, prepared by MRA Environmental and dated 15 January 2025, for the approved development.</p> <p>b) Implement the refuse collection arrangements submitted under part a) of this condition.</p>	<p>a) Prior to commencement of use</p> <p>b) At all times following commencement of use</p>
24.	<p>Outdoor Lighting</p> <p>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>.</p>	<p>Prior to commencement of use</p>

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 ****