



Economic Development Queensland

Creating and investing in sustainable places for Queensland to prosper

Our ref: DEV2025/1613

Your ref: 25042

24 June 2025

Flag Land Pty Ltd ATF Flag Land Unit Trust
C/- HPC Planning
Att: Mr Murray Wright
Level 4, Tower One, 56 Scarborough Street
SOUTHPORT QLD 4215

Email: Murray.W@hpcplanning.com.au

Dear Mr Wright

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

PDA Development Permit DEV2025/1613 for Material Change of Use for Extension to Childcare Centre and Reconfiguring a Lot for Boundary Realignment at 1-7 Allis Street and Lot 25009 Hollow Road, Flagstone described as Lots 25008 and 25009 on SP303120

On 23 June 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 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

Jennifer Sneesby

Manager

Development Assessment

Economic Development Queensland



PDA Decision Notice

Site information		
Name of priority development area (PDA)	Greater Flagstone Priority Development Area	
Site address	1-7 Allis Street and Lot 25009 Hollow Road, Flagstone	
Lot on plan description	Lot number	Plan description
	Lot 25008	SP303120
	Lot 25009	SP303120
PDA development application details		
DEV reference number	DEV2025/1613	
'Properly made' date	17 April 2025	
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 Extension to Childcare Centre and Reconfiguring a Lot for Boundary Realignment	
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 Childcare Centre - Boundary Realignment	
Decision date	23 June 2025	
Currency period	MCU – Six (6) years from the date of the decision RAL – Four (4) years from the date of the decision	
Assessment Team		
Assessment Manager (Lead)	Chessa Lao, Planner	
Manager	Jennifer Sneesby, Manager	
Engineer	Vikum Perera, Junior 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.	Proposed Reconfiguring a Lot: 2 into 2 lots, prepared by HPC Planning	25042_ROL	07 April 2025
2.	Face Sheet / Site Data, prepared by Raymond Design	01., Issue P3	19 March 2025
3.	Site Plan Existing, prepared by Raymond Design	02., Issue P3	01 April 2025
4.	Site Plan Proposed, prepared by Raymond Design	03., Issue P5	02 April 2025 (Amended in red 18 June 2025)
5.	Floor Plan Proposed, prepared by Raymond Design	04., Issue P1	11 March 2025
6.	Elevations, prepared by Raymond Design	05., Issue P2	18 March 2025
7.	Site Sections, prepared by Raymond Design	06., Issue P1	11 March 2025
8.	Civil Engineering Report, prepared by Alto Consulting Engineers	B22-009-ALLIS-CER, Version 1	02 April 2025
9.	Concept Pavement & Stormwater Drainage Layout Plan, prepared by Alto Consulting Engineers	B22-009 – SK001, Revision A	02 April 2025
10.	Response to EDQ Prelodgement Request, prepared by Bitzios	P6905.002L	02 April 2025
Supporting plans and documents		Number	Date
11.	Landscape Concept Plan Overall Site, Key, Basic Notes, prepared by Mark Baldock Landscape Architect	Sht-1, Revision B	06 May 2021
12.	Landscape Concept Plan, prepared by Mark Baldock Landscape Architect	Sht-2, Revision B	06 May 2021
13.	Landscape Concept Plan, prepared by Mark Baldock Landscape Architect	Sht-3, Revision B	06 May 2021
14.	Concept Plan Schedule, Basic Specification Notes, prepared by Mark Baldock Landscape Architect	Sht-4, Revision B	06 May 2021

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.

BFP means Building Format Plan.

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

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

Preamble, abbreviations, and definitions

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

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.
- 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.

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.

Compliance assessment

- 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

Material Change of Use – Extension to Childcare Centre 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 or BFP endorsement, whichever occurs first
2.	Maintain the Approved Development Maintain the approved development generally in accordance with the approved plans and documents.	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 limited to Monday to Saturday between 6:30am to 6:30pm, excluding public holidays.	During construction unless otherwise endorsed

Material Change of Use – Extension to Childcare Centre PDA Development Conditions

No.	Condition	Timing
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 form³.	Minimum of 10 business days prior to proposed out of hours work commencement date
5.	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, 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.	a) Prior to commencing work b) During construction c) During construction

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

Material Change of Use – Extension to Childcare Centre PDA Development Conditions		
No.	Condition	Timing
6.	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>, and iii) the approved plans and documents. b) Implement the certified ESCP submitted under part a) of this condition.	a) Prior to commencing work b) During construction
7.	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. 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.	a) Prior to commencing work b) During construction
8.	Public Infrastructure (Damage, Repairs and Relocation) a) Repair any damage to existing public infrastructure caused by works carried out in associated with the approved development.	a) Prior to commencement of use or BFP endorsement, whichever occurs first

Material Change of Use – Extension to Childcare Centre PDA Development Conditions

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. NOTE: <i>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 associated with the approved development.</i>	b) Prior to commencement of use or BFP endorsement, whichever occurs first
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 plans and documents. The certified earthworks plans are to: iii) include a geotechnical soils assessment of the site, iv) accord with the Erosion and Sediment Control Plans, as required by condition 7 – Erosion and Sediment Management, v) include the location and finished surface levels of any cut and/or fill, vi) detail areas where dispersive soils will be disturbed, treatment of dispersive soils and their rehabilitation, vii) provide details of any areas where surplus soils are to be stockpiled, viii) 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 ix) 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) Prior to commencement of use or BFP endorsement, whichever occurs first c) Prior to commencement of use or BFP endorsement, whichever occurs first

Material Change of Use – Extension to Childcare Centre PDA Development Conditions

No.	Condition	Timing
10.	Acid Sulfate Soils Management Plan 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.	a) Prior to commencement of or during earthworks b) Prior to commencement of use or BFP endorsement, whichever occurs first c) Prior to commencement of use or BFP endorsement, whichever occurs first
11.	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 and documents. 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 or BFP endorsement, whichever occurs first c) Prior to commencement of use or BFP endorsement, whichever occurs first
12.	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 and documents.	a) Prior to commencement of use or BFP endorsement,

Material Change of Use – Extension to Childcare Centre PDA Development Conditions

No.	Condition	Timing
	b) Submit to EDQ IS RPEQ certification that parking facilities have been constructed in accordance with part a) of this condition.	whichever occurs first b) Prior to commencement of use or BFP endorsement, whichever occurs first
13.	Water Connection Connect the approved development to the existing water reticulation network generally in accordance with Logan Water current adopted standards.	Prior to commencement of use or BFP endorsement, whichever occurs first
14.	Sewer Connection Connect the approved development to the existing sewer reticulation network generally in accordance with Logan Water current adopted standards.	Prior to commencement of use or BFP endorsement, whichever occurs first
15.	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 or BFP endorsement, whichever occurs first
16.	Landscape Works Construct the landscape works generally in accordance with the approved and supporting plans.	Prior to commencement of use
17.	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 arrangement submitted under part a) of this condition.	a) Prior to commencement of use or BFP endorsement, whichever occurs first b) Prior to commencement of use or BFP endorsement, whichever occurs first

Material Change of Use – Extension to Childcare Centre PDA Development Conditions		
No.	Condition	Timing
18.	Outdoor Lighting Outdoor lighting within the site is to be design and constructed in accordance with <i>Australian Standard AS4282:1997 Control of the Obtrusive Effects of Outdoor Lighting</i> .	Prior to commencement of use or BFP endorsement, whichever occurs first
Infrastructure Contributions		
19.	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

Reconfiguring a Lot – Boundary Realignment PDA Development Conditions		
No.	Condition	Timing
General		
20.	Carry out the Approved Development Carry out the approved development generally in accordance with the approved plan <i>Proposed Reconfiguring a Lot: 2 into 2 lots</i> , prepared by HPC Planning (Document No. 25042_ROL, dated 07 April 2025).	Prior to survey plan endorsement
Construction		
21.	Public Infrastructure (Damage, Repairs and Relocation) a) Repair any damage to existing public infrastructure caused by works carried out in associated 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 adopted design standards. NOTE: <i>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 associated with the approved development.</i>	a) Prior to survey plan endorsement b) Prior to survey plan endorsement

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 ****