

Our ref: DEV-2026-CAS-4587

22 April 2026

Banya ELC Property One Pty Limited AFT Banya ELC Property One Unit Trust
C/- Kate Evans
Evolve Planning

Via email: kate@evolveplanning.net.au

Dear Applicant

PDA Decision Notice

Notice given under section 89(1) of the Economic Development Act 2012

Priority Development Area (PDA):	Caloundra South
PDA Development Type:	Development Permit for a Child Care Centre
Property Location:	Musgrave Crescent Banya QLD 4551
Property Description:	Lot 10 on SP349947

On 22 April 2026, Economic Development Queensland (EDQ) decided to approve **all** of the above PDA Development Application subject to PDA Development Conditions in accordance with the attached PDA Decision Notice.

The Decision Notice and approved plans and documents can also be viewed on EDQ's website at [Current applications and approvals](#).

If you require any further information, please contact Brandon Bouda, Manager on (07) 3452 7422 or by email at brandon.bouda@edq.qld.gov.au

Yours sincerely



Sunny Wong
Manager
Development Assessment
Economic Development Queensland

Cc: mail@sunshinecoast.qld.gov.au

PDA Decision Notice

Site information		
Name of Priority Development Area (PDA)	Caloundra South	
Site address	Musgrave Crescent, Banya, QLD, 4551	
Lot on plan description	Lot number	Plan description
	10	SP349947

PDA Development Approval details	
DEV Reference No.	DEV-2026-CAS-4587
PDA Development Approval Type	☒ Material change of use ☐ PDA Preliminary Approval ☒ PDA Development Permit ☐ Reconfiguring a lot ☐ PDA Preliminary Approval ☐ PDA Development Permit ☐ Operational work ☐ PDA Preliminary Approval ☐ PDA Development Permit ☐ Building work ☐ PDA Preliminary Approval ☐ PDA Development Permit
Approval details	Childcare Centre
Decision	EDQ has decided to grant all of the PDA Development Approval applied for, subject to PDA Development Conditions forming part of this Decision Notice.
Decision date	22 April 2026
Currency Period	6 years from the Decision date

Approved plans and documents				
The plans and documents approved and referred to in the PDA Development Conditions for the PDA Development Approval are detailed below.				
Plan/Document Name		Reference No.	Prepared By	Date
1.	Aura West Early Learning Centre Titlepage	A-DA-00.01, Rev D	Elevation Architecture	05/03/26

2.	Aura West Early Learning Centre Proposed Site Plan	A-DA-00.02, Rev D	Elevation Architecture	05/03/26
3.	Aura West Early Learning Centre Floor Plan – Ground	A-DA-03.01, Rev D	Elevation Architecture	05/03/26
4.	Aura West Early Learning Centre Floor Plan – First	A-DA-03.02, Rev D	Elevation Architecture	05/03/26
5.	Aura West Early Learning Centre Roof Plan	A-DA-04.01, Rev D	Elevation Architecture	05/03/26
6.	Aura West Early Learning Centre Elevations	A-DA-09.01, Rev D	Elevation Architecture	05/03/26
7.	Aura West Early Learning Centre Elevations	A-DA-09.02, Rev D	Elevation Architecture	05/03/26
8.	Aura West Early Learning Centre Elevations	A-DA-09.03, Rev D	Elevation Architecture	05/03/26
9.	Aura West Early Learning Centre Elevations	A-DA-09.04, Rev D	Elevation Architecture	05/03/26
10.	Aura West Early Learning Centre Renders	A-DA-22.01, Rev D	Elevation Architecture	05/03/26
11.	Engineering Services Report	250744_ENG_REPORT_D, Rev D (as amended in red)	Cozens Regan Group	16/03/2026
12.	Site Based Stormwater Management Plan	250744_SWMP_Report_D, Rev D (as amended in red)	Cozens Regan Group	16/03/2026
13.	Noise Assessment Proposed Childcare Centre Lot 8100 Musgrave Crescent Banya	26007, version 1	MWA Environmental	25/02/26
14.	Waste Management Plan	MRA25-237, Version V.2 (as amended in red)	MRA Environmental	17 March 2026
15.	Landscape Concept Plan Coversheet & Drawing Index	SK001, Rev C	Laudink	13.3.26
16.	Landscape Concept Plan Planting Plan – Ground Floor	SK002, Rev C (as amended in red)	Laudink	13.3.26
17.	Landscape Concept Plan Planting Species Schedule,	SK010, Rev C	Laudink	13.3.26

	Images & Notes			
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Compliance assessment
Where a condition of this approval requires Compliance Assessment, the following is required; a) The Applicant must: i) pay to EDQ 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 Development Services a duly completed Compliance Assessment form². iii) submit to EDQ Development Services 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) the Applicant submits items required under a) above to EDQ Development Services for Compliance Assessment. ii) within 20 business days – MEDQ 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

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.

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 EDQ Development Services or DA Engineering use the online Customer Portal <https://portal.edq.qld.gov.au/> or send to developmentservices@edq.qld.gov.au

PDA Development Conditions

No.	Condition	Timing
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 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 Development Services, 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 ^[1] .	Minimum of 10 business days prior to proposed out of hours work commencement date
5.	Certification of Operational Work	

^[1] The out of hours work request form is available at EDQ's website.

PDA Development Conditions		
No.	Condition	Timing
	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 Development Services 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.	a) Prior to commencing work b) During construction

PDA Development Conditions		
No.	Condition	Timing
	<i>engage directly with the applicable road manager.</i>	
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. <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
10.	Earthworks a) Submit to EDQ Development Services detailed earthworks plans, certified by a RPEQ, and designed generally in accordance with: <i>Australian Standard AS3798 – 2007 Guidelines on Earthworks for Commercial and Residential Developments, and</i> - The approved plans The certified earthworks plans are to: - 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: - 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	a) Prior to commencing earthworks

PDA Development Conditions		
No.	Condition	Timing
	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 Development Services RPEQ certification that: i) all earthworks have been carried out generally in accordance with the certified plans submitted under part a) of this condition; and ii) any unsuitable material encountered has been treated or replaced with suitable material.	b) Prior to commencement of use c) Prior to commencement of use
11.	Acid Sulfate Soils Management Plan a) Where on-site Acid Sulfate Soils (ASS) are encountered, submit to EDQ Development Services 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 Development Services 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 c) Prior to commencement of use
12.	Vehicle Access Construct the vehicle crossover: 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 Construct, sign and delineate car parking spaces generally in	Prior to

PDA Development Conditions		
No.	Condition	Timing
	accordance with <i>Australian Standard AS2890 – Parking Facilities</i> and the approved plans.	commencement of use
14.	Bicycle Parking 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.	Prior to commencement of use
15.	Water Connection Connect the approved development to the existing water reticulation network generally in accordance with Unitywater current adopted standards.	Prior to commencement of use
16.	Sewer Connection Connect the approved development to the existing sewer reticulation network generally in accordance with Unitywater current adopted standards.	Prior to commencement of use
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 generally in accordance with Council's current adopted standards	Prior to commencement of use
18.	Stormwater Management (Quantity) a) Submit to EDQ Development Services 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 approved Stormwater Management Plan b) Construct stormwater works generally in accordance with the certified plans submitted under part a) of this condition. c) Submit to EDQ Development Services "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 Development Services a Certificate of	a) Prior to

PDA Development Conditions		
No.	Condition	Timing
	Electricity Supply from Energex for the provision of electricity supply to the approved development.	commencement of use
	b) Connect the approved development in accordance with the Certificate of Electricity Supply submitted under part a) of this condition.	b) Prior to commencement of use
20.	Telecommunications	
	a) Submit to EDQ Development Services 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.	a) Prior to commencement of use
	b) Connect the approved development in accordance with the documentation submitted under part a) of this condition.	b) Prior to commencement of use
21.	Broadband	
	a) Submit to EDQ Development Services 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> .	a) Prior to commencement of use
	b) Construct the fibre-ready pit and pipe infrastructure specified in the agreement submitted under part a) of this condition.	b) Prior to commencement of use
22.	Landscape Works	
	a) Submit to EDQ Development Services detailed landscape plans certified by an AILA generally in accordance with the following approved landscape concept plans	a) Prior to commencement of use
	b) Construct the landscape works generally in accordance with the certified plans submitted under part a) of this condition.	b) Prior to commencement of use
	c) Submit to EDQ Development Services "as constructed" plans, certified by an AILA that the landscape works have been undertaken generally in accordance with part (a) of this condition.	c) Prior to commencement of use
23.	Refuse Collection	

PDA Development Conditions		
No.	Condition	Timing
	a) Submit to EDQ Development Services evidence of approved refuse collection arrangements, from Council or a private waste contractor in accordance with the approved Waste Management Plan 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
24.	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

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 ****