

Our ref: DEV-2026-FLA-4618

19 May 2026

Department of Education Queensland
C/- Therefor Group Pty Ltd
Attention: Jen Taylor
jtaylor@thereforgroup.com.au

Dear Applicant

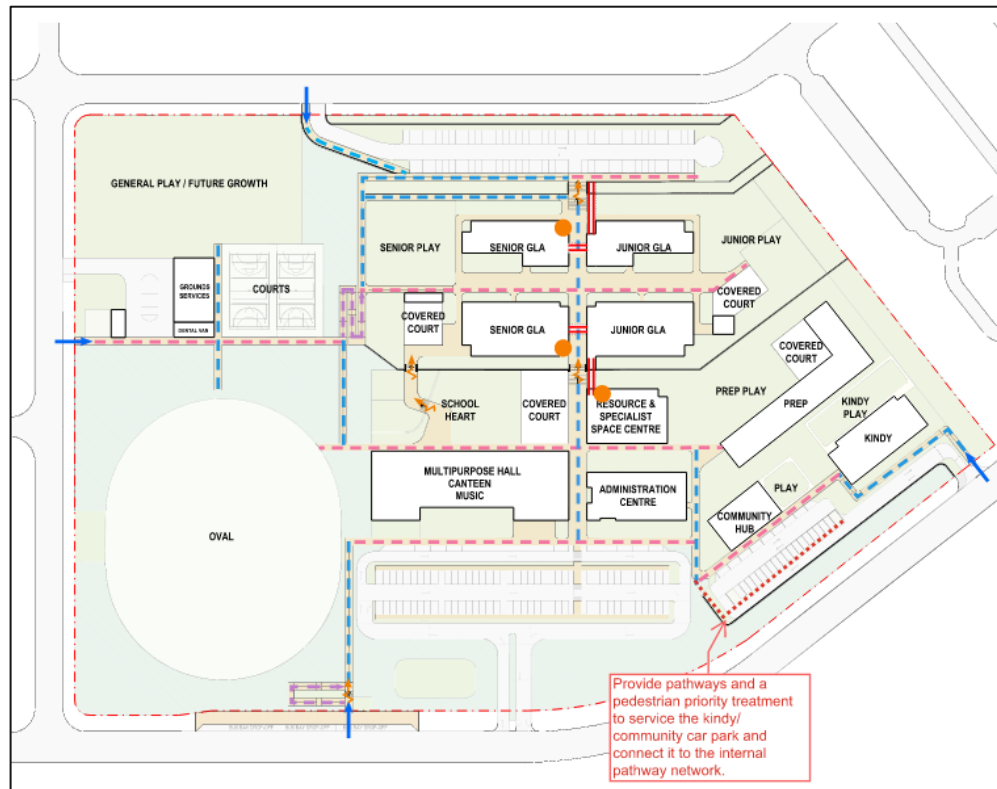
Information Request and Public Notice of development application
Notice given under section 83(1) of the Economic Development Act 2012

Priority Development Area (PDA):	Greater Flagstone PDA
PDA Development Type:	Development Permit for MCU for an educational establishment, childcare centre, community facility and health care services
Property Location:	New Beith Road, Silverbark Ridge
Property Description:	Part of Lot 911 on SP356636

An initial review of the above PDA Development Application has been undertaken and the following additional information is required;

Traffic

1. Provide amended plans that incorporate the following changes:
 - a. Update the southeast access so that it is relocated further west, positioned entirely outside the functional area of the future signalised intersection, to demonstrate compliance with intersection design requirements and avoid operational conflicts.
 - b. Relocate the bike store on the western pedestrian entrance closer to the centre of the school, as recommended in Section 3.4.2 of the Traffic Impact Assessment. this will improve accessibility and encourage higher active-transport uptake by placing the facility in a more convenient and visible location for students.
 - c. Provide bicycle racks for visitor bicycle parking at the entrance of the Kindy/Community Hub.
 - d. Provide a signage and line marking plan as required in Section 3.6 of the Traffic Impact Assessment. Alternatively, this can be conditioned as Compliance Assessment.
 - e. Provide another pedestrian access point to the Trunk Collector (southern frontage) between the two vehicle crossovers.
 - f. Provide pathways and a pedestrian priority treatment to service the kindy and community car park in the south-west corner of the site and connect it to the internal pathway network, as shown in the marked-up plan below.



- g. Amend the Concept Masterplan to provide an indented school bus stop along the southern trunk connector road frontage of the site with minimum capacity for 4 x single unit rigid buses of 12.5m in length with independent operation as per Section 5.6.3.1 and Table 5-7 of the Public Transport Infrastructure Manual 2015, resulting in a total required bus zone length of 124.5m, including entry and exit tapers and an 88.5m bus bay length. The required length of the bus stop is longer than stated in the Traffic Impact Assessment and currently shown on the plans, which may adjust the paths and vehicular access point location.
2. Amend the Traffic Impact Assessment to:
 - a. Relocate the access further east to allow a compliant left-turn lane on the trunk connector road.
 - b. Provide functional layout plans demonstrating the proposed access configuration.
 - c. Specify the number of end-of-trip facilities in accordance with QDC MP4.1 – Sustainable Buildings.
 - d. Provide the SIDRA assessment of the Trunk Connector and short-term car parking access. Section 4.3.3 of the Traffic Impact Assessment states that it is in Appendix B and Table 4.4, however it cannot be found in that section of the report.

Note:

- The proposed access to the short-term parking is located too close to the indented bus stop and there is no available space to construct a short auxiliary left-turn lane (AULs) as required by the turn-warrant assessment. As a result, this treatment is not physically achievable.

- Land dedication may be required to accommodate the turning lanes and ensure both lane widths and verge widths are compliant.
- There may be an opportunity for the required turning lanes to be delivered as part of the upcoming road construction works by Colliers. Further discussions between the Department of Education and Peet may be needed to facilitate this. This approach is preferred to avoid modifying a newly constructed road after the development is completed.
- There is a significant oversupply of long term parking (staff). It is recommended to reduce the number of staff parking to encourage active transport, in accordance with DTMR Planning for Safe Transport Infrastructure at Schools.

Earthworks

3. Provide a bulk earthworks plans for the school site. The PEET Concept Civil Drawings in Appendix C show earthworks for the surrounding roads while a substantial portion of the central site remains ungraded, meaning the school may need to undertake localised earthworks to suit its building pads.

The full development earthworks plans are required to confirm the final ground levels, assess how the school's building pads will interface with the surrounding precinct, or determine the extent of localised earthworks the school will be required to undertake.

Bio-basin

4. The site plan shows a bio-basin located to the left of the main access driveway on the trunk connector. Clarify the purpose of the proposed a bio-basin located to the left of the main access driveway on the trunk connector.

Noise Impact

5. Amend the Noise Impact Assessment to provide post-mitigation modelling for the proposed 1800 mm acoustic screens (courts and eastern boundary) to confirm their effectiveness in achieving compliance.

Infrastructure charges

6. Confirm whether the childcare centre is intended to be operated as a not-for-profit or community type operator, or if the tenant will be a commercial childcare operator.

If the tenant is a not-for-profit or community kindy type operator, this may qualify for an exemption/deferment (subject to application and EDQ review).,

Relationship to Peet approval

7. Given that the school is reliant on the external infrastructure, such as roads, water, sewer, stormwater, and earthworks being delivered by Peet under the DEV2024/1491 approval, please clarify how the project will manage the timing and sequencing of these works to ensure the site is ready for construction and able to connect to the required external infrastructure.

Note: A condition will be imposed to ensure the development is connected to a fully constructed road prior to commencement of use.

The due date for providing the requested information is 19 November 2026. The PDA Development Application will lapse if a response to this information request is not received by this date, in accordance with section 83A of the *Economic Development Act 2012* (Act).

Public Notice of Application

This application **is not** required to be publicly notified in accordance with section 84 of the Act.

If you require any further information, please contact Rachel Ritchie, Principal Planner on (07) 3522 8586 or by email at rachel.ritchie@edq.qld.gov.au.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Leila Torrens', with a small dot at the end.

Leila Torrens
Manager
Development Services
Economic Development Queensland