

Our ref: DEV-2026-YAR-5185

29 September 2026

Department of Education
c/- QBuild
Tamara Peverill
Principal Town Planner
GPO Box 690,
Brisbane QLD 4001

Email: tamara.peverill@hpw.qld.gov.au

Dear Applicant

PDA Decision Notice

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

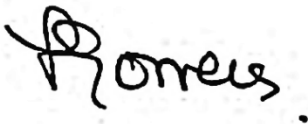
Priority Development Area (PDA):	Yarrabilba
PDA Development Type:	Development Permit for MCU for a Child Care Centre (Kindergarten)
Property Location:	185 Grampians Circuit, Yarrabilba, QLD 4207
Property Description:	Lot 5080 SP327799

On 29 September 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 Olivia Edwards on (07) 3035 0153 or by email at olivia.edwards@edq.qld.gov.au

Yours sincerely



Leila Torrens
A/Director
Development Services
Economic Development Queensland

Cc: Logan City Council – council@logan.qld.gov.au

PDA Decision Notice

Site information		
Name of Priority Development Area (PDA)	Yarrabilba	
Site address	185 Grampians Circuit, Yarrabilba QLD 4207	
Lot on plan description	Lot number	Plan description
	Lot 5080	SP327799
PDA Development Approval details		
DEV Reference No.	DEV-2026-YAR-5185	
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	
Approval details	Childcare Centre (Kindergarten)	
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	29 September 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	Cover Page	A00.01 Revision 2	Fleetwood Australia	10.07.2026
2	3D View	A00.05 Revision 2	Fleetwood Australia	10.07.2026
3	School Master Plan Existing	A01.05 Revision 2	Fleetwood	10.07.2026

	and New		Australia	
4	Site Plan – Existing	A01.10 Revision 2	Fleetwood Australia	10.07.2026
5	Site Plan – Demolition	A01.11 Revision 3	Fleetwood Australia	16.07.2026
6	Site Plan - Proposed	A01.12 Revision 6	Fleetwood Australia	07.09.2026
7	New Kindergarten and Playground Plan	A01.15 Revision 2	Fleetwood Australia	10.07.2026
8	New Kindergarten Car Park	A01.20 Revision 4	Fleetwood Australia	17.07.2026
9	Northern and Eastern Elevations	A01.50 Revision 2	Fleetwood Australia	10.07.2026
10	Southern and Western Elevations	A01.51 Revision 2	Fleetwood Australia	10.07.2026
11	Building Sections	A01.60 Revision 2	Fleetwood Australia	10.07.2026

Supporting plans and documents

The listed plans and documents are supporting documents.

Plan/Document Name		Reference No.	Prepared By	Date
12	Traffic Impact Assessment	26-664 Rev A	Pekol Traffic and Transport	September 2026
13	Civil Cover Sheet	J26135-C-0.01 / Rev A	MRC Consulting Engineers	09.06.26
14	Bulk Earthworks Notes and Details Sheet	J26135-C-1.01 / Rev A	MRC Consulting Engineers	09.06.26
15	Bulk Earthworks Layout Plan	J26135-C-1.11 / Rev C	MRC Consulting Engineers	22.07.26
16	Bulk Earthworks Sections	J26135-C-1.15 / Rev C	MRC Consulting Engineers	22.07.26
17	Erosion and Sediment Control Notes Sheet No. 1	J26135-C-2.01 / Rev A	MRC Consulting Engineers	09.06.26
18	Erosion and Sediment Control Notes Sheet No. 2	J26135-C-2.02 / Rev A	MRC Consulting Engineers	09.06.26
19	Erosion and Sediment Control Notes Sheet No. 3	J26135-C-2.03 / Rev A	MRC Consulting Engineers	09.06.26
20	Phase 2 Bulk Earthworks and Civil Construction ESC Plan	J26135-C-2.11 / Rev C	MRC Consulting Engineers	22.07.26
21	Retaining Wall Notes and	J26135-C-3.01 /	MRC Consulting	09.06.26

	Details Sheet No. 1 of 2	Rev A	Engineers	
22	Retaining Wall Notes and Details Sheet No. 2 of 2	J26135-C-3.02 / Rev A	MRC Consulting Engineers	09.06.26
23	Retaining Wall Layout Plan	J26135-C-3.11 / Rev C	MRC Consulting Engineers	22.07.26
24	Roadworks Notes and Details Sheet	J26135-C-4.01 / Rev A	MRC Consulting Engineers	09.06.26
25	Car Park Layout Plan	J26135-C-4.11 / Rev D	MRC Consulting Engineers	22.07.26
26	Roadworks Signs and Linemarking Plan	J26135-C-4.21 / Rev C	MRC Consulting Engineers	22.07.26
27	Stormwater Notes and Details Sheet	J26135-C-7.01 / Rev A	MRC Consulting Engineers	09.06.26
28	Stormwater Layout Plan	J26135-C-7.11 / Rev C	MRC Consulting Engineers	22.07.26
29	Stormwater Quality Management Plan	J26135-C-7.25 / Rev A	MRC Consulting Engineers	27.08.26
30	Stormwater Long Sections	J26135-C-7.31 / Rev A	MRC Consulting Engineers	17.06.26
31	Safety in Design Hazard Register	J26135-C-9.99 / Rev A	MRC Consulting Engineers	09.06.26
32	Stormwater Quality Management Plan	J26135 – Rev B	MRC Consulting Engineers	08.09.26

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 a duly completed Compliance Assessment form².
- iii) submit to EDQ the documentation as required under the relevant condition.

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

- 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 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 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, use the following submission pathways:

- a) For conditions requiring Compliance Assessment submit via the [EDQ Customer Portal](#) or via developmentsservices@edq.qld.gov.au
- b) For conditions requiring the submission of material related to the [Certification Procedures Manual \(CPM\)](#) process, submit via the CPM [Digital Submission system](#)
- c) For all other conditions requiring the submission of material, submit via 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 plans and documents 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 plans and documents 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, 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	Certification of Operational Work Carry out all Operational Work under this approval in accordance with the <i>Certification Procedures Manual</i> .	At all times
7	Civil Engineering Plans Submit to EDQ DS, detailed civil engineering drawings certified by a Registered Professional Engineer of Queensland (RPEQ). The drawings must be generally in accordance with the Preliminary Civil Engineering Drawings prepared by MRC and identified as Supporting Documents 13 to 31.	Prior to commencement of building works
8	Construction Management Plan	

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

PDA Development Conditions		
No.	Condition	Timing
	a) Submit to EDQ DS 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. to ensure construction related vehicles do not park over the new yellow no stopping lines particularly during school zone times to continue to ensure appropriate vision at the new school crossing (refer condition note); 2. for the provision of safe and functional alternative pedestrian routes, past, through or around the site; 3. to mitigate impacts to public sector entity assets, including street trees, on or external to the site; 4. for safe and functional temporary vehicular access points and frequency of use; 5. for the safe and functional loading and unloading of materials including the location of any remote loading sites; 6. for the location of materials, structures, plant and equipment; 7. of waste generated by construction activities; 8. detailing how materials are to be loaded/unloaded; 9. of proposed external hoardings and gantries (with clearances to street furniture and other public sector entity assets); 10. of employee and visitor parking areas; 11. of anticipated staging and programming; 12. for the provision of safe and functional emergency exit routes; and 13. any out of hours work as endorsed via Compliance Assessment.	a) Prior to commencing work b) During construction c) During construction

PDA Development Conditions		
No.	Condition	Timing
	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. <i>Note: Item (a)(v)(1) of this condition has been included on request from Logan City Council, and relates to a raised school crossing and associated line markings and signage being installed on northwest corner of Grampians Circuit, adjacent to the Hyde Drive intersection.</i>	
9	Erosion and Sediment Management a) Submit to EDQ DS 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> b) Implement the certified ESCP submitted under part a) of this condition.	a) Prior to commencing work b) During construction
10	Traffic Management Plan a) Submit to EDQ DS 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</i>	a) Prior to commencing work b) During construction

PDA Development Conditions		
No.	Condition	Timing
	<i>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. <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>	
11	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 or BFP endorsement, whichever occurs first b) Prior to commencement of use or BFP endorsement, whichever occurs first
12	Earthworks a) Submit to EDQ DS 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> 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 9 – 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;	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

PDA Development Conditions		
No.	Condition	Timing
	vi) 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 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 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.	
13	Retaining Walls a) Submit to EDQ DS 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>). b) Construct retaining walls generally in accordance with the certified plans required under part a) of this condition. c) Submit to EDQ DS 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
	Vehicle Access a) Construct vehicle crossovers: i) located generally in accordance with the supporting plans and documents; and ii) designed generally in accordance with Council's adopted standards for a Childcare centre.	a) Prior to commencement of use or BFP endorsement, whichever occurs first

PDA Development Conditions		
No.	Condition	Timing
	b) Submit to EDQ RPEQ certification that the crossovers have been constructed in accordance with part a) of this condition.	b) Prior to commencement of use or BFP endorsement, whichever occurs first
14	Car Parking a) Construct, sign and delineate car parking spaces generally in accordance with <i>Australian Standard AS2890 – Parking Facilities</i> and the supporting plans and documents. b) Submit to EDQ DS, RPEQ certification that parking facilities have been constructed in accordance with 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
15	Water Connection Connect the approved development to the existing water reticulation network generally in accordance with Logan City Council current adopted standards.	Prior to commencement of use or BFP endorsement, whichever occurs first
16	Sewer Connection Connect the approved development to the existing sewer reticulation network generally in accordance with Logan City Council current adopted standards.	Prior to commencement of use or BFP endorsement, whichever occurs first
17	Stormwater Management (Quality) a) Submit to EDQ DS, 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) Stormwater Quality Management Plan, included as Supporting Document 21. b) Construct stormwater works 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 or BFP endorsement, whichever occurs first
18	Electricity	a) Prior to commencement of use or BFP

PDA Development Conditions		
No.	Condition	Timing
	a) Submit to EDQ DS, 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.	endorsement, whichever occurs first b) Prior to commencement of use or BFP endorsement, whichever occurs first
19	Telecommunications	
	a) Submit to EDQ DS, 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 or BFP endorsement, whichever occurs first b) Prior to commencement of use or BFP endorsement, whichever occurs first
20	Broadband	
	a) Submit to EDQ DS, 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> . b) Construct the fibre-ready pit and pipe infrastructure specified in the agreement 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
21	Landscape Works	
	a) Submit to EDQ DS, detailed landscape plans, certified by an AILA, for the development's landscape works. The detailed landscape plans must be designed generally in accordance with the Plan of Development in effect for the site (DEV2017/860, as amended). b) Construct landscape works generally in accordance with the certified plans submitted under part a) of this condition.	a) Prior to commencement of ground level building work b) Prior to commencement of use or BFP endorsement, whichever occurs first
22	Refuse Collection	

PDA Development Conditions		
No.	Condition	Timing
	a) Submit to EDQ evidence of approved refuse collection arrangements, from Council or a private waste contractor, for the approved development. b) Implement the refuse collection arrangements submitted under part a) of this condition.	a) Prior to commencement of use or BFP endorsement, whichever occurs first b) At all times following commencement of use
Infrastructure Charges		
23	Pay to MEDQ infrastructure charges in accordance with the IFF, indexed to the date of payment. Where the application is a MCU, certified and submitted plans detailing the GFA must also be provided at the time of payment	In accordance with the IFF.

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.
- Infrastructure charges: For MCU, certified construction plans detailing the gross floor area (GFA) must be provided to MEDQ for calculation of final charges prior to commencement of use.

**** End of Package ****