



Department of
**State Development,
Manufacturing,
Infrastructure and Planning**

Our ref: DEV2017/889

22 February 2018

Rainbowland Development Pty Ltd ATF X.L Family Trust
C/- Mr Andrew Gaffney
Andrew Gaffney Town Planning
GPO Box 1719
BRISBANE QLD 4001

Dear Andrew

SECTION 89(1)(a) PDA DEVELOPMENT APPROVAL FOR A PDA DEVELOPMENT APPLICATION FOR A PDA DEVELOPMENT PERMIT FOR A MATERIAL CHANGE OF USE – MULTIPLE DWELLINGS (12 DWELLING UNITS) AT 55-57 SHORE STREET EAST, CLEVELAND DESCRIBED AS LOTS 6 AND 7 ON C14563

On 15 February 2018 the Minister for Economic Development Queensland (MEDQ) approved the Priority Development Area (PDA) development application pursuant to s.85(4)(b) of the *Economic Development Act 2012*. The MEDQ has decided to grant all of the PDA development approval applied for, subject to PDA development conditions set out in this PDA decision notice.

The PDA decision notice and approved plans/documents can also be viewed in the MEDQ Development Approvals Register via the Department website www.dilqp.qld.gov.au/pda-da-applications.

Should you have any queries in relation to this PDA decision notice, please do not hesitate to contact Leila Torrens on 3452 7419.

Yours sincerely

Jeanine Stone
**Director
Development Assessment
Economic Development Queensland**

Minister for Economic Development
Queensland
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Brisbane Queensland 4001 Australia
Website www.edq.qld.gov.au
ABN 76 590 288 697

PDA Decision Notice – Approval

Site information		
Name of Priority Development Area	Toondah Harbour	
Site address	55-57 Shore Street East, Cleveland	
Lot on plan description	Lot number	Plan description
	6	C14563
	7	C14563

PDA development application details	
DEV reference number	DEV2017/889
'Properly made' date	9 November 2017
Type of application	☒ New development involving: ☒ Material change of use ☐ Preliminary approval ☒ Development permit ☐ Reconfiguring a lot ☐ Preliminary approval ☐ Development permit ☐ Operational work ☐ Preliminary approval ☐ Development permit ☐ Changing a PDA development approval ☐ Extending the currency period of a PDA approval
Description of proposal applied for	Multiple dwelling (12 townhouses)

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	
Decision date		15 February 2018	
Currency period		6 years	
Plans and documents			
The plans and documents approved by the MEDQ and referred to in the PDA development conditions are detailed in the table below.			
Approved plans and documents		Number (if applicable)	Date (if applicable)
1.	Site Based Stormwater Management Plan prepared by ACOR Consultants	BR170302	6 December 2017
2.	Site Plan	SK20(G)	September 2017
3.	Ground Floor Plan Part 1	SK24 (C)	September 2017
4.	Ground Floor Plan Part 2	SK25(C)	September 2017
5.	First Floor Plan Part 1	SK26(B)	September 2017
6.	First Floor Plan Part 2	SK27(C)	September 2017
7.	Second Floor Plan Part 1	SK28(B)	September 2017
8.	Second Floor Plan Part 2	SK29(B)	September 2017
9.	Third Floor Plan Part 1	SK30(B)	September 2017
10.	Third Floor Plan Part 2	SK31(B)	September 2017
11.	Elevations and typical sections	SK32(C)	September 2017
12.	Landscape Plan	SK33(A)	December 2017
13.	Landscape Plan	SK34(A)	December 2017

ABBREVIATIONS

For the purposes of interpreting the PDA development conditions, the following is a list of abbreviations utilised:

1. **AILA** means a Landscape Architect registered by the Australian Institute of Landscape Architects.
2. **Certification Procedures Manual** means Certification Procedures Manual, prepared by The Department of State Development, Manufacturing, Infrastructure and Planning, October 2017 (as amended from time to time).
3. **Council** means Redland City Council.
4. **DSDMIP** means The Department of State Development, Manufacturing, Infrastructure and Planning.
5. **EDQ** means Economic Development Queensland.
6. **MEDQ** means The Minister of Economic Development Queensland.
7. **PDA** means Priority Development Area.
8. **RPEQ** means Registered Professional Engineer of Queensland.

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.	Prior to commencement of use
2.	Certification of Operational Works All operational works, for contributed assets, undertaken in accordance with this approval must comply with all requirements of and fulfil all responsibilities outlined in the <i>Certification Procedures Manual</i> .	As required by the <i>Certification Procedures Manual</i>
3.	Maintain the Approved Development Maintain the approved development (including landscaping, parking, driveways and other external spaces) generally in accordance with the approved plans and documents, and any other approval or endorsement required by these conditions.	As indicated
Engineering		
4.	Construction Management Plan a) Submit to EDQ Development Assessment, DSDMIP a Site Based Construction Management Plan (CMP), prepared by the principal site contractor, that manages the following:	a) Prior to commencement of site works

PDA Development Conditions		
No.	Condition	Timing
	i. noise and dust generated from the site during and outside construction work hours in accordance with the <i>Environmental Protection Act 1994</i>; ii. traffic control plans and/or traffic control diagrams, prepared by a person holding a current Traffic Management Design qualification in accordance with <i>Manual of Uniform Traffic Control Devices (MUTCD)</i>, for any temporary part or full road closures of Shore Street East; iii. stormwater flows around or through the site without increasing the concentration of total suspended solids or Prescribed Water Contaminants (as defined in the <i>Environmental Protection Act 1994</i>), causing erosion, creating any ponding and causing any actionable nuisance to upstream or downstream properties; iv. contaminated land (if required), including removal, treatment and replacement in accordance with a compliance permit from an approved contaminated land auditor. b) Undertake all works generally in accordance with the CMP which must be current and available on site at all times during the construction period.	b) At all times during construction
5.	Retaining Walls a) Submit to EDQ Development Assessment, DSDMIP detailed engineering plans, certified by an RPEQ, of all retaining walls 1.0m or greater in height. b) Construct the works generally in accordance with the certified plans required under part a) of this condition. c) Submit to EDQ Development Assessment, DSDMIP certification by a RPEQ that all retaining wall works 1.0m or greater in height have been carried out generally in accordance with the certified plans.	a) Prior to commencement of site works b) Prior to commencement of use c) Prior to commencement of use
6.	Filling and Excavation a) Submit to EDQ Development Assessment, DSDMIP detailed earthworks plans certified by a RPEQ, generally in accordance with AS3798 – 1996 <i>“Guidelines on Earthworks for Commercial and Residential Developments”</i>. The certified earthworks plans shall: i. include a geotechnical soils assessment of the site; ii. be consistent with the Erosion and Sediment Control plans; iii. provide full detail of areas where dispersive soils will be disturbed, treatment of dispersive soils and their	a) Prior to commencement of site works

PDA Development Conditions

No.	Condition	Timing
	rehabilitation; iv. provide full details of any areas where surplus soils are to be stockpiled. b) Carry out the earthworks generally in accordance with the certified plans required under part a) of this condition. c) Submit to EDQ Development Assessment, DSDMIP certification by a RPEQ that all earthworks have been carried out in generally accordance with the certified plans required under part a) of this condition and any unsuitable material encountered has been treated or replaced with suitable material.	b) Prior to commencement of use c) Prior to commencement of use
7.	Compliance Assessment - Road and Streetscape Works – Shore Street East a) Submit to EDQ Development Assessment, DSDMIP for compliance assessment, detailed engineering and streetscape plans, certified by a RPEQ and an AILA for extension of the kerb and channel along the property frontage. b) Construct the works generally in accordance with the endorsed plans required under part a) of this condition. c) Submit to EDQ Development Assessment, DSDMIP ‘as-constructed’ plans and an asset register certified by a RPEQ and an AILA in accordance with Council adopted standards.	a) Prior to commencement of roadworks b) Prior to commencement of use c) Prior to commencement of use
8.	Vehicle Access Construct vehicle crossover generally in accordance with the approved plans and designed and constructed in accordance with Council adopted standards.	Prior to commencement of use and to be maintained
9.	Car Parking Provide car parking spaces, designed, delineated and signed generally in accordance with the approved plans and AS2890 – <i>Parking Facilities</i>.	Prior to commencement of use and to be maintained
10.	Water connection Connect the development to the existing water reticulation network in accordance with Council current adopted standards.	Prior to commencement of use
11.	Sewer connection Connect the development to the existing sewer reticulation network in accordance with Council current adopted standards.	Prior to commencement of use

12.	Stormwater connection Connect the development to the stormwater network in accordance with the approved Site Based Stormwater Management Plan dated 06/12/17, prepared by ACOR Consultants and Council current adopted standards.	Prior to commencement of use
13.	Stormwater quality Install stormwater quality treatment devices certified by a RPEQ in accordance with the approved Site Based Stormwater Management Plan dated 6 December 2017, prepared by ACOR Consultants.	Prior to commencement of use and to be maintained
14.	Outdoor Lighting Outdoor lighting within the development shall be designed and installed in accordance with AS 4282:1997 <i>Control of the Obtrusive Effects of Outdoor Lighting</i> .	Prior to commencement of use and to be maintained
15.	Electricity Submit to EDQ Development Assessment, DSDMIP either: a) written evidence from Energex confirming that existing underground low-voltage electricity supply or overhead where agreed to by the local council is available to the development; or b) written evidence from Energex confirming that the applicant has entered into an agreement with it to provide underground or overhead where agreed to by the local council electricity services.	Prior to commencement of site works
16.	Telecommunications Submit to EDQ Development Assessment, DSDMIP documentation from an authorised telecommunication service provider confirming that an agreement has been entered into for the provision of underground telecommunication services to the proposed development.	Prior to commencement of site works
17.	Broadband Submit to EDQ Development Assessment, DSDMIP a written agreement from an authorised telecommunications service provider that infrastructure within the development as defined under the <i>Telecommunications Act (Fibre Deployment Bill 2011)</i> can be provided in accordance with the Communications Alliance G645:2011 guideline, to accommodate services which are compliant with the Federal Government's National Broadband Network policy.	Prior to commencement of site works

18.	Public Infrastructure – Damage, Repairs and Relocation Repair any damage to existing public infrastructure that occurred during works carried out in association with the approved development. Should existing public infrastructure require relocation, due to the approved development, the developer is responsible for these costs together with compliance with relevant standards and statutory requirements.	Prior to commencement of use
Landscape and Environment		
19.	Landscape Works a) Submit to EDQ Development Assessment, DSDMIP detailed landscape plans, certified by an AILA, for improvement works within the proposed development generally in accordance with the approved plans. b) Construct the works generally in accordance with the certified plans required under part a) of this condition.	a) Prior to commencement of site works b) Prior to commencement of use and to be maintained
20.	Acid Sulfate Soils (ASS) a) Where acid sulfate soils are found on site, submit to EDQ Development Assessment, DSDMIP an Acid Sulfate Soils Management Plan (ASSMP). The ASSMP must be: i. prepared generally in accordance with the <i>State Planning Policy</i> , July 2014 (as amended from time to time) and relevant guidelines; and ii. certified by a suitably qualified professional in soils and/or erosion sediment control. b) Excavate, remove and/or treat on-site all acid sulfate soils generally in accordance with the certified ASSMP.	a) Prior to commencement of or during site works b) Prior to commencement of use
21.	Erosion and Sediment Management a) Submit to EDQ Development Assessment, DSDMIP an Erosion and Sediment Control Plan (ESCP) certified by a RPEQ or an accredited professional in erosion and sediment control (CPESC) generally in accordance with the following guidelines: i. <i>Urban Stormwater Quality Planning Guidelines 2010</i> (DEHP) ii. <i>Best Practice Erosion and Sediment Control</i> (International Erosion Control Association). b) Implement the certified ESCP as required under part a) of this condition.	a) Prior to commencement of site works b) At all times during construction
22.	Refuse Collection Submit to EDQ Development Assessment, DSDMIP refuse collection approval from Council or a private waste contractor.	Prior to commencement of use

23.	Infrastructure Contributions Pay to MEDQ infrastructure charges in accordance with the <i>Redland City Council Adopted Infrastructure Charges Resolution (No.2.3) 2016</i> , indexed to the date of payment.	Prior to commencement of use
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STANDARD ADVICE

Please note that in order 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 ****