



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

Our ref: DEV2017/837

23 March 2018

Mion Pty Ltd  
Attention: Charith Godakanda Arachchi and William Cook  
10 Meron Street  
WYNNUM WEST QLD 4178

Dear William and Charith

**SECTION 89(1)(a) PDA DEVELOPMENT APPROVAL FOR A PDA DEVELOPMENT APPLICATION FOR A PDA DEVELOPMENT PERMIT FOR A MATERIAL CHANGE OF USE FOR A MULTIPLE DWELLING (37 DWELLINGS) AT 85 AND 91 HAMILTON STREET, REDLAND BAY DESCRIBED AS LOT 13 AND 14 ON RP107394**

On 20 March 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.dsdmip.qld.gov.au/pda-da-applications](http://www.dsdmip.qld.gov.au/pda-da-applications).

Should you have any queries in relation to this PDA decision notice, please do not hesitate to contact Anne Edmonds on 3452 7189 or by email at [anne.edmonds@dsdmip.qld.gov.au](mailto:anne.edmonds@dsdmip.qld.gov.au).

Yours sincerely

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

## PDA Decision Notice – Approval

Site information		
Priority Development Area	Weinam Creek	
Site address	85-91 Hamilton Street, Redland Bay	
Lot on plan description	Lot number	Plan description
	Lot 13	RP107394
	Lot 14	RP107394

PDA development application details	
DEV reference number	DEV2017/837
'Properly made' date	7 March 2017
Type of application	<input checked="" type="checkbox"/> New development involving: <ul style="list-style-type: none"> <li><input checked="" type="checkbox"/> Material change of use               <ul style="list-style-type: none"> <li><input type="checkbox"/> Preliminary approval</li> <li><input checked="" type="checkbox"/> Development permit</li> </ul> </li> <li><input type="checkbox"/> Reconfiguring a lot               <ul style="list-style-type: none"> <li><input type="checkbox"/> Preliminary approval</li> <li><input type="checkbox"/> Development permit</li> </ul> </li> <li><input type="checkbox"/> Operational work               <ul style="list-style-type: none"> <li><input type="checkbox"/> Preliminary approval</li> <li><input type="checkbox"/> Development permit</li> </ul> </li> </ul> <input type="checkbox"/> Changing a PDA development approval <input type="checkbox"/> Extending the currency period of a PDA approval
Description of proposal	Multiple Dwelling (37 Dwellings)

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	20 March 2018
Currency period	6 years from decision date

## 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	Date
1.	Site Plan	2017-030/00.01	December 7, 2017
2.	Plan B1 (Basement)	2017-030/00.02	December 7, 2017
3.	Plan B2 (Basement)	2017-030/00.03	December 7, 2017
4.	Plan Ground Floor	2017-030/00.04	December 7, 2017
5.	Plan L1 to L4 (Level 1 to Level 4)	2017-030/00.05	December 7, 2017
6.	Plan L5 Penthouses (Level 5)	2017-030/00.06	December 7, 2017
7.	Roof Level	2017-030/00.07	December 7, 2017
8.	Perspective Views	2017-030/00.11	December 7, 2017
9.	Landscape Concept Plan	1705-LCP1	November 17
10.	Stormwater Management Report – prepared by Westera Partners	-	22 November 2017
11.	Preliminary Services Plan sheet 1 of 2 prepared by Westera Partners	B17/063 P	July 2017
12.	Preliminary Services Plan sheet 2 of 2 prepared by Westera Partners	B17/063 P	July 2017
13.	Traffic Impact Assessment prepared by ML Traffic Engineers	A1714853Q	8 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, published by The Department of Infrastructure, Local Government 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. **RAIA** means The Royal Australian Institute of Architects.
9. **RPEQ** means Registered Professional Engineer of Queensland.
10. **TH & WC LRC** means the Toondah Harbour and Weinam Creek Local Representative Committee.

## PREAMBLE

For the purpose of interpreting this PDA Development Approval, including the PDA Development Conditions, the following applies:

### Compliance assessment

Where a condition of this PDA Development 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 the MEDQ's development assessment fee schedule (as amended from time to time).
  - ii. submit to MEDQ a duly completed compliance assessment form.
  - iii. submit to MEDQ plans/supporting information as required under the relevant condition.
- b) Compliance assessment and endorsement by the TH & WC LRC or EDQ Development Assessment, DSDMIP (whoever is the nominated entity within the condition) is required prior to any work commencing.
- 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 liaises with EDQ Development Assessment, DSDMIP to determine the relevant plans/supporting information required to be submitted.
  - ii. the applicant submits plans/supporting information as required under the relevant condition of approval for compliance assessment.
  - iii. **within 20 business days** – the TH & WC LRC or EDQ Development Assessment, DSDMIP (whoever is the nominated entity within the condition) assesses the plans/supporting information and:
    1. if satisfied with the plans/supporting information as submitted - endorses the plans/supporting information and the condition of approval (or element of the condition) is determined to have been met; or
    2. if not satisfied with the plans/supporting information as submitted – notifies the applicant accordingly
  - iv. if the applicant is notified under iii.2. above, revised plans/supporting information are to be re-submitted to EDQ Development Assessment, DSDMIP **within 20 business days** from the date of the notice.
  - v. **within 20 business days** – the TH & WC LRC or EDQ Development Assessment, DSDMIP (whoever is the nominated entity within the condition) assesses the revised plans/supporting information and:
    1. if satisfied with the revised plans/supporting information - endorses the revised plans/supporting information and the condition of approval (or element of the condition) is determined to have been met; or
    2. if not satisfied with the revised plans/supporting information as submitted – notifies the applicant accordingly.
  - vi. if the TH & WC LRC or EDQ Development Assessment, DSDMIP (whoever is the nominated entity within the condition) is not satisfied that compliance has been achieved within **20 business days** - repeat steps iv. and v. 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 vi. above, the condition of approval (or element of the condition) is determined to have been met only when the TH & WC LRC or EDQ Development Assessment, DSDMIP (whoever is the nominated entity within the condition) endorses relevant plans/supporting information.



PDA Development Conditions		
No.	Condition	Timing
	<p>staging, etc.;</p> <p>iv. ongoing monitoring, management review and certified updates (as required); and</p> <p>v. traffic control plans and/or traffic control diagrams, prepared in accordance with Manual of Uniform Traffic Control Devices (MUTCD), for any temporary part or full road closures of any Council or State road(s).</p> <p>b) Undertake all works generally in accordance with the certified TMP which must be current and available on site at all times.</p>	<p>b) At all times during construction</p>
6.	<p><b>Retaining Walls</b></p> <p>a) Submit to EDQ Development Assessment, DDSMIP detailed engineering plans, certified by an RPEQ, of all retaining walls 1.0m or greater in height.</p> <p>b) Construct the works generally in accordance with the certified plans required under part a) of this condition.</p> <p>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.</p>	<p>a) Prior to commencement of site works</p> <p>b) Prior to commencement of use</p> <p>c) Prior to commencement of use</p>
7.	<p><b>Filling and Excavation</b></p> <p>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>.</p> <p>The certified earthworks plans shall:</p> <ol style="list-style-type: none"> <li>include a geotechnical soils assessment of the site;</li> <li>be consistent with the Erosion and Sediment Control plans;</li> <li>provide full detail of areas where dispersive soils will be disturbed, treatment of dispersive soils and their rehabilitation; and</li> <li>provide full details of any areas where surplus soils are to be stockpiled.</li> </ol> <p>b) Carry out the earthworks generally in accordance with the certified plans required under part a) of this condition.</p> <p>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.</p>	<p>a) Prior to commencement of site works</p> <p>b) Prior to commencement of use</p> <p>c) Prior to commencement of use</p>

<b>8.</b>	<b>Compliance Assessment – Streetscape Works</b> <ul style="list-style-type: none"> <li>a) Submit to EDQ Development Assessment, DSDMIP for compliance assessment detailed plans, certified by an AILA for streetscape works along the development frontage in Hamilton Street including provision for a 1.5m wide concrete footpath.</li> <li>b) Construct the works generally in accordance with the endorsed plans required under part a) of this condition.</li> <li>c) Submit to EDQ Development Assessment, DSDMIP 'as-constructed' plans, test results and asset register certified by an AILA in a format acceptable to Council.</li> </ul>	<ul style="list-style-type: none"> <li>a) Prior to commencement of site works</li> <li>b) Prior to commencement of use</li> <li>c) Prior to commencement of use</li> </ul>
<b>9.</b>	<b>Vehicle Access</b> <p>Construct a vehicle crossover generally in accordance with the approved plans and designed and constructed in accordance with Council adopted standards.</p>	Prior to commencement of use and to be maintained
<b>10.</b>	<b>Car Parking</b> <ul style="list-style-type: none"> <li>a) Provide car parking spaces, delineated and signed generally in accordance with the following approved plans and documents: <ul style="list-style-type: none"> <li>i. Plan B1 (Basement), reference 2017-030/00.02, dated December 7, 2017;</li> <li>ii. Plan B2 (Basement), reference 2017-030/00.03, dated December 7, 2017; and</li> <li>iii. Traffic Impact Assessment prepared by ML Traffic Engineers, reference A1714853Q dated 8 December 2017.</li> </ul> </li> <li>b) Car parking spaces are to be designed in accordance with <i>AS2890 – Parking Facilities</i>.</li> <li>c) Demonstrate parking facilities have been provided in accordance with parts a) and b) of this condition.</li> </ul>	<ul style="list-style-type: none"> <li>a) Prior to commencement of use and to be maintained</li> <li>b) Prior to commencement of site works</li> <li>c) Prior to commencement of use and to be maintained</li> </ul>
<b>11.</b>	<b>Bicycle Parking</b> <p>Provide bicycle parking facilities delineated and signed generally in accordance with <i>AS2890.3 – 1993 Bicycle parking facilities</i>.</p>	Prior to commencement of use and to be maintained
<b>12.</b>	<b>Water</b> <p>Submit to EDQ Development Assessment, DSDMIP either:</p> <ul style="list-style-type: none"> <li>a) written evidence from Council confirming that an adequate water supply is available to the development;</li> </ul> <p><b>OR</b></p> <ul style="list-style-type: none"> <li>b) written evidence from Council confirming that the applicant has entered into an agreement with Council to provide adequate water supply to the development.</li> </ul>	Prior to commencement of site works

13.	<b>Water connection</b>  Connect the development to the existing water reticulation network in accordance with Council current adopted standards.	Prior to commencement of use
14.	<b>Sewer connection</b>  Connect the development to the existing sewer reticulation network in accordance with the approved plans and Council current adopted standards.	Prior to commencement of use
15.	<b>Stormwater connection</b>  Connect the development to the Hamilton Street drainage works generally in accordance with Council adopted standards.	Prior to commencement of use
16.	<b>Stormwater Management – Internal Detention</b>  Install internal stormwater detention facilities certified by a RPEQ generally in accordance with the approved plans/reports.	Prior to commencement of use
17.	<b>Stormwater Drainage Works – Hamilton Street (Compliance Assessment)</b>  a) Submit to EDQ Development Assessment, DSDMIP for compliance assessment detailed engineering drawings, certified by a RPEQ for the proposed stormwater drainage works in Hamilton Street designed generally in accordance with <i>PDA Guideline No. 13 Engineering standards – Stormwater quantity</i> and the approved plans.  a) Construct the works generally in accordance with the endorsed plans required under part a) of this condition.  b) Submit to EDQ Development Assessment, DSDMIP ‘as-constructed’ plans, test results and asset register certified by a RPEQ in a format acceptable to Council.	a) Prior to commencement of works  b) Prior to commencement of use  c) Prior to commencement of use
18.	<b>Stormwater Quality (Compliance Assessment)</b>  a) Submit to EDQ Development Assessment, DSDMIP for compliance assessment detailed engineering drawings, certified by a RPEQ for the proposed stormwater treatment devices designed generally in accordance with <i>PDA Guideline No. 13 Engineering standards – Stormwater quality</i> and the approved plans and report.  The treatment devices should include a first flush roof water diversion system and the provision of gross pollutant filter baskets where appropriate.  b) Construct the works generally in accordance with the endorsed plans required under part a) of this condition.  c) Provide evidence from a RPEQ that the works have been constructed generally in accordance with the endorsed plans required under part a) of this condition.	a) Prior to commencement of works  b) Prior to commencement of use  c) Prior to commencement of use



<b>19.</b>	<b>Outdoor Lighting</b>  Outdoor lighting within the development shall be designed and installed in accordance with <i>AS 4282:1997 Control of the Obtrusive Effects of Outdoor Lighting</i> .	Prior to commencement of use and to be maintained
<b>20.</b>	<b>Electricity</b>  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;  <b>OR</b>  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
<b>21.</b>	<b>Telecommunications</b>  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
<b>22.</b>	<b>Broadband</b>  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
<b>23.</b>	<b>Gas</b>  Submit to EDQ Development Assessment, DSDMIP documentation from an authorised gas service provider confirming that an agreement has been entered into for the provision of underground gas services to the proposed development.	Prior to commencement of site works
<b>24.</b>	<b>Public Infrastructure - Damage, Repairs and Relocation</b>  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

<b>Landscape</b>		
<b>25.</b>	<p><b>Landscape Works (<i>Compliance Assessment</i>)</b></p> <p>a) Submit to EDQ Development Assessment, DSDMIP for compliance assessment by the TH &amp; WC LRC, detailed landscape plans, certified by an AILA.</p> <p>The landscape plans must:</p> <ul style="list-style-type: none"> <li>i. Demonstrate compliance with the landscape and recreation space criteria in PDA guideline No. 8 medium and high rise buildings dated May 2015;</li> <li>ii. Contain native plant species that have the potential to provide koala habitat;</li> <li>iii. Provide the design details for the rooftop communal open space area;</li> <li>iv. Provide the design details for the ground floor landscape area.</li> </ul> <p>b) Construct the works generally in accordance with the certified, compliance endorsed plans required under part a) of this condition.</p>	<p>a) Prior to commencement of site works</p> <p>b) Prior to commencement of use and to be maintained</p>
<b>26.</b>	<p><b>Front Fencing (<i>Compliance Assessment</i>)</b></p> <p>a) Submit to EDQ Development Assessment, DSDMIP for compliance assessment by the TH &amp; WC LRC, plans that identify any proposed front (street) fencing for the development.</p> <p>The fencing plans must:</p> <ul style="list-style-type: none"> <li>i. Demonstrate compliance with the fencing criteria in PDA guideline No. 8 Medium and high rise buildings dated May 2015;</li> <li>ii. Identify an entry gate from the street to the ground floor unit;</li> <li>iii. Contain the height, materials and design of the front fencing;</li> <li>iv. Demonstrate the proposed front fencing integrates with the design aesthetic of the building.</li> </ul> <p>b) Construct the fencing generally in accordance with the compliance endorsed plans required under part a) of this condition.</p>	<p>a) Prior to commencement of site works</p> <p>b) Prior to commencement of use and to be maintained.</p>
<b>Environment</b>		
<b>27.</b>	<p><b>Koala Spotter/ Catcher</b></p> <p>a) A licensed Wildlife Spotter/Catcher under the <i>Nature Conservation Act 1992</i> is to undertake a survey of the site to identify any koala or koala habitat features (e.g. nests, tree hollows) and certify that any necessary koala protection measures or relocation procedures have been implemented.</p> <p>b) A licensed Wildlife Spotter/Catcher must be present during the vegetation clearing.</p> <p>c) Submit to EDQ certification from the licensed Wildlife Spotter/Catcher that vegetation clearing was carried out</p>	<p>a) Prior to commencement of vegetation clearing</p> <p>b) At all times during vegetation clearing</p> <p>c) Within 3 months of the completion of</p>

	generally in accordance with parts a) and b) of this condition of approval.	vegetation clearing
<b>28.</b>	<p><b>Acid Sulfate Soils (ASS)</b></p> <p>a) Where acid sulfate soils are found on site, submit to EDQ Development Assessment, DSDMIP an Acid Sulfate Soils Management Plan (ASSMP).</p> <p>The ASSMP must be:</p> <ol style="list-style-type: none"> <li>prepared generally in accordance with the <i>State Planning Policy</i> (as amended from time to time) and relevant guidelines; and</li> <li>certified by a suitably qualified professional in soils and/or erosion sediment control.</li> </ol> <p>b) Excavate, remove and/or treat on-site all acid sulfate soils generally in accordance with the certified ASSMP.</p>	<p>a) Prior to commencement of or during site works</p> <p>b) Prior to commencement of use</p>
<b>PDA Development Conditions</b>		
<b>No.</b>	<b>Condition</b>	<b>Timing</b>
<b>29.</b>	<p><b>Erosion and Sediment Management</b></p> <p>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:</p> <ol style="list-style-type: none"> <li>Urban Stormwater Quality Planning Guidelines 2010 (DEHP)</li> <li>Best Practice Erosion and Sediment Control (International Erosion Control Association).</li> </ol> <p>b) Implement the certified ESCP as required under part a) of this condition.</p>	<p>a) Prior to commencement of site works</p> <p>b) At all times during construction</p>
<b>30.</b>	<p><b>Refuse Collection</b></p> <p>Submit to EDQ Development Assessment, DSDMIP either:</p> <ol style="list-style-type: none"> <li>a site refuse collection approval from Council;</li> </ol> <p>OR</p> <ol style="list-style-type: none"> <li>evidence in writing that a private contractor has been engaged to undertake refuse collection services which facilitate the forward entry/exit of refuse collection vehicles.</li> </ol>	Prior to commencement of use
<b>Land Transfers and Easements</b>		
<b>31.</b>	<p><b>Easements over Infrastructure</b></p> <p>Public utility easements must be provided, in favour of, and at no cost to the grantee, over infrastructure located in land that becomes contributed assets. The terms of the easements must be to the satisfaction of the Chief Executive Officer of the authority which ultimately is to takeover and maintain the contributed assets.</p>	Prior to commencement of use or prior to endorsement of a Building Format Plan, whichever occurs first

Design		
32.	<p><b>Detailed Design Plans (<i>Compliance Assessment</i>)</b></p> <p>a) Submit to EDQ Development Assessment, DSDMIP for compliance assessment by the TH &amp; WC LRC, detailed design plans (floor plans and elevations), prepared by a member of the RAIA.</p> <p>The detailed design plans must:</p> <ol style="list-style-type: none"> <li>Demonstrate architectural treatments to articulate the external facades of building and break up the building mass, including detail on, but not limited to: <ol style="list-style-type: none"> <li>Façade and roof design treatments;</li> <li>Sun shading devices;</li> <li>Materials, colours and finishes;</li> </ol> </li> <li>Demonstrate compliance with the following criteria in PDA guideline No. 8 medium and high rise buildings dated May 2015 for each dwelling unit: <ol style="list-style-type: none"> <li>Climatic response criteria including cross ventilation and sun shading devices;</li> <li>Balconies criteria including minimum dimension and minimum size;</li> </ol> </li> <li>Demonstrate compliance with the following criteria in PDA guideline No. 8 medium and high rise buildings dated May 2015 for the building: <ol style="list-style-type: none"> <li>Ground floor detail criteria demonstrating: <ol style="list-style-type: none"> <li>an individual dwelling entry from Hamilton Street to the ground floor unit;</li> <li>a revised design for the building entry, reception and gym area to promote active uses to the street and passive surveillance; and</li> </ol> </li> <li>Roof form criteria demonstrating mechanical plant enclosures and screening are designed as an integral part of the building.</li> </ol> </li> </ol> <p>b) Construct the development generally in accordance with the compliance endorsed detailed design plans required under part a) of this condition.</p>	<p>a) Prior to commencement of site works</p> <p>b) Prior to commencement of use and to be maintained</p>
Infrastructure Charges		
33.	<p><b>Infrastructure Contributions</b></p> <p>Pay to MEDQ infrastructure charges in accordance with the Redland City Council Adopted Infrastructure Charges Resolution (No.2.3) 2016, indexed to the date of payment.</p>	<p>Prior to commencement of use</p>

## 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 \*\***