



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

Our ref: DEV2018/918

27 March 2018

Mr. Damien Jolley
Redland City Council
PO Box 21
CLEVELAND QLD 4163

Dear Damien

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 CAR PARK AT 233 MIDDLE STREET, CLEVELAND DESCRIBED AS LOT 19 ON SP115544

On 26 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.

Should you have any queries in relation to this PDA decision notice, please do not hesitate to contact Matthew Brown on (07) 3452 7098.

Yours sincerely

Adam Yem
**Project Director
Development Assessment
Economic Development Queensland**

Minister for Economic Development
Queensland
GPO Box 2202
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Website www.edq.qld.gov.au
ABN 76 590 288 697

PDA Decision Notice – Approval

Site information		
Name of priority development area (PDA)	Toondah Harbour	
Site address	233 Middle Road, Cleveland	
Lot on plan description	Lot number	Plan description
	19	SP115544
PDA development application details		
DEV reference number	DEV2018/918	
'Properly made' date	21 February 2018	
Type of application	<input checked="" type="checkbox"/> New development involving: <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Material change of use <ul style="list-style-type: none"> <input type="checkbox"/> Preliminary approval <input checked="" type="checkbox"/> Development permit <input type="checkbox"/> Reconfiguring a lot <ul style="list-style-type: none"> <input type="checkbox"/> Preliminary approval <input type="checkbox"/> Development permit <input type="checkbox"/> Operational work <ul style="list-style-type: none"> <input type="checkbox"/> Preliminary approval <input type="checkbox"/> Development permit <input type="checkbox"/> Changing a PDA development approval <input type="checkbox"/> Extending the currency period of a PDA approval	
Description of proposal applied for	Material Change of Use for a Car Park (interim)	

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		26 March 2018	
Currency period		2 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.	Proposed Overflow Car Parking Layout Plan	N/A	09/02/2018
2.	Schedule of Dates – Toondah Harbour PDA – Interim Land Use – Parking	N/A	N/A
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.	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.	At all times	
3.	Duration of Use The car park is to be used for a maximum of 50 days annually.	At all times	
4.	Cessation of Use The use is to cease four (4) years from the date of this approval.	At all times	
5.	Installation and Removal of Temporary Fencing Temporary fencing which is installed for the operation of the car park is to be installed no earlier than 2 days prior to the temporary car park commencing use, and removed no later than 2 days after the temporary car park use ending.	At all times	

Engineering		
6.	Manage Use of Car Park During times when the car park is operating, manage access to the site and parking of vehicles within the car park.	At all times
7.	Vehicle Access a) Construct a new crossover to the Wharf Street access to replace the existing barrier kerb at this location. The crossover is to be designed generally in accordance with the standards nominated in the Redland Planning Scheme - Planning Scheme Policy 9 – Infrastructure Works – Chapter 15 Access and Parking. b) Maintain the existing vehicle crossovers generally in accordance with the approved plans.	a) Prior to commencement of use and to be maintained b) At all times
8.	Car Park Signage Install temporary car parking signage in accordance with the Manual of Uniform Traffic Control Devices.	Prior to commencement of use and to be maintained
9.	Outdoor Lighting Outdoor lighting within the development is to 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
10.	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
11.	No Increase to Impervious Site Area No construction of additional hardstand area that would increase the hardstand area on the site is to be carried out.	Prior to commencement of use and to be maintained
Environment		
12.	No Removal of Vegetation No removal of vegetation is to be undertaken in association with the use of the site as a car park.	At all times

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 ****