



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

Our ref: DEV2018/912

5 April 2018

Redland City Council
c/- Mr Daniel Yates
Calibre Professional Services Pty Ltd
Level 4, HQ@Robina Building
1 Laver Drive
ROBINA QLD 4226

Dear Daniel

SECTION 89(1)(a) PDA DEVELOPMENT APPROVAL FOR A PDA DEVELOPMENT APPLICATION FOR A PDA DEVELOPMENT PERMIT FOR OPERATIONAL WORK FOR TIDAL WORKS (BOAT RAMP EXTENSION) AT 9A-553 MEISSNER STREET, REDLAND BAY DESCRIBED AS UNALLOCATED STATE LAND ADJACENT TO LOT 197 ON SP123870

On 4 April 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 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 Brianna Fyffe on 3452 7167 or by email at brianna.fyffe@dsdmip.qld.gov.au.

Yours sincerely

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

Minister for Economic Development
Queensland
GPO Box 2202
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		Weinam Creek	
Site address		9A-553 Meissner Street, Redland Bay	
Lot on plan description	Lot number	Plan description	
	Unallocated State Land adjacent to Lot 197 on SP123870		
PDA development application details			
DEV reference number		DEV2018/912	
'Properly made' date		30 January 2018	
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		Tidal Works (Boat Ramp Extension)	
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		4 April 2018	
Currency period		2 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.	General Notes and Legend, prepared by Calibre	46967-02 Rev P1	31/10/17
2.	General Arrangement Plan and Longitudinal Section, prepared by Calibre	46967-03 Rev P1	31/10/17
3.	Sections and Details, prepared by Calibre	46967-04 Rev P1	31/10/17
4.	Cross Sections, prepared by Calibre	46967-05 Rev P1	31/10/17

ABBREVIATIONS

For the purposes of interpreting the PDA Development Conditions, the following is a list of abbreviations utilised:

1. **Certification Procedures Manual** means Certification Procedures Manual, published by The Department of State Development, Manufacturing, Infrastructure and Planning, October 2017 (as amended from time to time).
2. **Council** means Redland City Council.
3. **DSDMIP** means the Department of State Development, Manufacturing, Infrastructure and Planning
4. **DTMR** means the Department of Transport and Main Roads
5. **EDQ** means Economic Development Queensland.
6. **MEDQ** means The Minister for Economic Development Queensland.
7. **MSQ** means Maritime Safety Queensland.
8. **PDA** means Priority Development Area.
9. **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 undertaken on the site 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> .
Engineering		
3.	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: i. noise and dust generated from the site during and outside construction work hours in accordance with the	a) Prior to commencement of site works

PDA Development Conditions		
No.	Condition	Timing
	<i>Environmental Protection Act 1994</i>; ii. 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 upstream or downstream; iii. the removal and disposal of waste materials (including failed planks and sediment material) from the site to a waste facility that can lawfully accept the material; iv. the reuse of clean sand for beach nourishment (where possible); v. relocation of accumulated sand to the down drift side of the boat ramp; and vi. 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 submitted under part a) of this condition, which is to be current and available on site at all times during the construction period.	b) At all times during construction
4.	Traffic Management Plan a) Submit to EDQ Development Assessment, DSDMIP a Traffic Management Plan (TMP), certified by a person holding a current Traffic Management Design qualification or higher. The TMP must include the following: i. provision for the management of traffic around and through the site during and outside of construction work hours; ii. provision of parking for workers and materials delivery during and outside of construction hours of work; iii. planning including risk identification and assessment, staging, etc.; iv. ongoing monitoring, management review and certified updates (as required); and 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). b) Undertake all works generally in accordance with the certified TMP submitted under part a) of this condition, which is to be current and available on site at all times.	a) Prior to commencement of site works b) At all times during construction

5.	Boat Ramp Upgrade a) Submit to EDQ Development Assessment, DSDMIP written evidence of consultation with the Regional Harbour Master, Maritime Safety Queensland (MSQ). b) Submit to EDQ Development Assessment, DSDMIP detailed boat ramp upgrade engineering design plans, certified by a RPEQ, generally in accordance with: i. <i>Manual: Design Criteria for Boat Ramps and relevant standard drawings</i>, prepared by the Department of Transport and Main Roads, dated October 2015; ii. <i>Technical Specification: Transport and Main Roads Specifications MRTS300 Boat Ramps</i>, prepared by the Department of Transport and Main Roads, dated July 2017; and iii. any requirements made by the Regional Harbour Master, MSQ, as a result of the consultation required under part a) of this condition. c) Construct the works generally in accordance with the certified plans required under part b) of this condition. d) 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 works c) As indicated d) No later than four (4) weeks after practical completion of works.
6.	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 of the upgraded boat ramp
7.	Notification of Works a) The applicant must notify the Regional Harbour Master, MSQ and EDQ Development Assessment, DSDMIP, in writing of the commencement of site works. b) The applicant must notify the Regional Harbour Master, MSQ and EDQ Development Assessment, DSDMIP, in writing of the practical completion date of the approved works.	a) No later than two (2) weeks before the commencement of site works b) No later than two (2) weeks after practical completion of

		works
8.	Structural consequences Should the boat ramp collapse, fail or otherwise suffer structural consequences which impact their integrity or ability to function as intended, the works must be either: a) Reinstated in accordance with this development approval; or b) Removed and disposed of at an appropriately licensed facility.	As soon as reasonably practical subsequent to the damage.
Environment		
9.	Acid Sulfate Soils (ASS) a) In the event that the works cause disturbance or oxidation of acid sulfate soil, the affected soil must be treated and thereafter managed (until the affected soil has been neutralised or contained) in accordance with the current <i>Queensland Acid Sulfate Soil Technical Manual: Soil management guidelines</i>, prepared by the Department of Science, Information Technology, Innovation and the Arts, 2014. b) Certification by a suitably qualified professional is required to be submitted, confirming that the affected soil has been neutralised or contained in accordance with the part a) of this condition.	a) At all times during construction b) Prior to practical completion of works
10.	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. Urban Stormwater Quality Planning Guidelines, dated 2010, prepared by the former Department of Environment and Heritage Protection; and ii. Best Practice Erosion and Sediment Control, dated November 2008, prepared by the International Erosion Control Association Australasia (as amended from time to time). b) Implement the certified ESCP as submitted under part a) of this condition to ensure erosion and sediment control measures are installed and maintained to prevent the release of sediment to tidal waters.	a) Prior to commencement of site works b) At all times during construction
11.	Contamination prevention For the proposed works, only use clean materials and ensure that the works do not cause contamination.	At all times during construction.

12.	Visible turbidity a) The works are not to disturb sediments below the high-water mark resulting in a visible turbidity plume extending more than 50 meters beyond the footprint of the work. OR b) Where it is likely a plume will extend more than 50 metres beyond the footprint of the work, submit a management plan, prepared by a suitable qualified professional, which identifies appropriate control measures to be installed and maintained to manage the visible turbidity plume. AND c) Implement the control measures required under part b) of this condition.	a) At all times b) Prior to commencement of site works c) Prior to commencement of site works and to be maintained
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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 ****