



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

Our ref: DEV2017/902

31 May 2018

Mr Anthony and Ms Jacqueline van Osta
PO Box 7088
REDLAND BAY QLD 4165

Dear Anthony and Jacqueline

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 (INTERIM) LOCATED AT 10 WEINAM STREET, REDLAND BAY DESCRIBED AS LOT 119 AND 120 ON RP30543

On 25 May 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 part 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 the PDA decision notice, please do not hesitate to contact Anne Edmonds on 3452 7189, or by email at anne.edmonds@dilgp.qld.gov.au.

Yours sincerely

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

Minister for Economic Development
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ABN 76 590 288 697

PDA Decision Notice – Approval

Site information			
Priority Development Area	Weinam Creek		
Site address	10 Weinam Street, Redland Bay		
Lot on plan description	Lot number	Plan description	
	Lot 119	RP30543	
	Lot 120	RP30543	
PDA development application details			
DEV reference number	DEV2017/902		
'Properly made' date	18 December 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	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	25 May 2018		
Currency period	2 years from decision date		
Length of development approval for interim land use	4 years from commencement of use (<i>Refer Advice Note 2.</i>)		
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.	Design and Management Plan, Section 4.7 (page 5) – Compliant Management	Rev.1	30/01/18
2.	Car Park Overview Plan, (amended in red)	PL/01 Rev.1	20/01/18
3.	Landscape Design Plan (as amended in red)	Rev.1	30/01/18
4.	Landscaping Plan (amended in red)	L/01 Rev.1	30/01/18

ABBREVIATIONS

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

1. **Council** means Redland City Council.
2. **DEHP** means The Department of Environment and Heritage Protection.
3. **DSDMIP** means The Department of State Development, Manufacturing, Infrastructure, and Planning.
4. **EDQ** means Economic Development Queensland.
5. **MEDQ** means The Minister of Economic Development Queensland.
6. **PDA** means Priority Development Area.
7. **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.	Maintain the Approved Development Maintain the approved development (including landscaping, parking, driveways, ground cover, line marking and any other external spaces) generally in accordance with the approved plans and documents, and any other approval or endorsement required by these conditions. <i>Refer Advice Note 4.</i>	At all times.
3.	Landscape Works Install and construct landscaping, fencing and driveway crossover entry gates within the proposed development generally in accordance with the following plans: i. The Landscaping Design Plan Rev.1 dated 30/01/18 (amended in red); and ii. Landscaping Plan L/01 Rev.1 dated 30/01/18 (amended in red).	Prior to commencement of use and to be maintained.
4.	Fencing Maintain all existing fencing on property boundaries, including the existing no-gap, pine-lap fence on the southern property boundary adjoining 69 Hamilton Street Redland Bay (Lot 8 on RP107394) in accordance with the Landscaping Plan L/01 Rev.1 dated 30/01/18 (amended in red).	At all times.

5.	Car Park Management Operation of the interim car park is to be in accordance with the following management criteria: i. Installation and maintenance of visible signage internal to the site providing advice to car park patrons about being considerate to and avoiding nuisance to neighbours, including: 1. Avoiding noise, especially at night and early in the morning; and 2. Avoiding light nuisance; ii. The compliant management procedure for receiving, acknowledging, responding to and resolving complaints regarding any the interim car park generally in accordance with the Design and Management Plan section 4.7 (page 5) – Compliant Management Rev. 1 dated 30/01/18; and iii. On commencing car park rental, car park patrons are to be provided: 1. A designated, numbered parking space; and 2. Terms of use that identify expected patron behaviour to avoid disturbance beyond the boundaries of the subject site.	At all times.
6.	Advertising Devices One (1) advertising device is permitted to be installed on Hamilton Street frontage of the site, in accordance with: i. the description and dimensions of a Home Business Sign as detailed in the Redlands Planning Scheme, Part 9 – Schedules, Schedule 8 – Specific Advertising Devices (as amended from time to time); OR ii. the following description and dimensions: 1. description of a Wall Sign as detailed in the Redlands Planning Scheme, Part 9 – Schedules, Schedule 8 – Specific Advertising Devices (as amended from time to time); and 2. dimensions not exceeding 0.5m x 0.75m. unless otherwise agreed in writing by EDQ Development Assessment, DSDMIP.	At all times.
Engineering		
7.	Vehicle Access – Driveway Crossovers Construct vehicle crossovers generally in accordance with the approved plans. Vehicle crossovers are to be designed and constructed in accordance with Council adopted standards.	Prior to commencement of use and to be maintained.
8.	Car Parking Provide car parking spaces, delineated and signed, generally in accordance with the approved Car Park Overview Plan, PI/01 Rev.1 dated 30/01/2018 (amended in red). Car parking spaces are to be designed and constructed generally in accordance with AS2890 –	Prior to commencement of use and to be maintained at all

	<i>Parking Facilities.</i> <i>Refer Advice Note 4.</i>	times.
9.	Stormwater runoff Stormwater runoff from the development must be directed to a lawful point of discharge with 'no-worsening' to upstream or downstream properties for storm events up to 1% Annual Exceedance Probability (AEP) in accordance with Council current adopted standards.	Prior to commencement of use and to be maintained at all times.
10.	Outdoor Lighting Any outdoor lighting within the development, if established, 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.
11.	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.

Advice Notes	
No.	Advice
1.	Other Approvals <i>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.</i>
2.	Interim Land Use <i>This interim car park has been approved following an assessment that the proposal will not:</i> <i>• prejudice the achievement of the vision for the PDA as identified in the development scheme;</i> <i>• compromise the precinct provisions for Precinct 1 in the development scheme; or</i> <i>• delay a more appropriate long term use on the site.</i> <i>The granting of this interim car park provides no surety that the interim use can continue to operate beyond the 4 year timeframe identified in this approval.</i>
3.	Infrastructure Charges <i>This interim car park has been approved without an infrastructure charges payment condition. Should the applicant seek to change this approval, or make a development application for an interim car park for a period of time longer than granted in this approval, infrastructure charges may be levied. As the interim car park under this approval will not pay infrastructure charges, no credits will be applicable for the interim car park use should future PDA development approvals be obtained over the site.</i>

4.	<i>Maintaining the Approved Development</i> <i>Conditions 2 and 6 of this PDA development approval reference maintaining the approved development at all times. This requires the maintenance of all aspects of the interim car park use, including fencing, landscaping, line marking, no parking islands, signage, driveway crossovers and car park management arrangements.</i>
5.	<i>Residential Car Parking</i> <i>The PDA development approval does not change the ability of an occupier of the residence on the land to park vehicles on the site. The Design and management Plan Rev.1 dated 30/01/2018 identifies that 2 vehicle parking spaces located beneath the residence on site will be used for residential parking.</i>

**** End of Package ****