



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

Our ref: DEV2018/933

11 June 2018

Stradbroke Ferries
Att: Ms Deb Wilson
PO Box 195
CLEVELAND QLD 4163

Dear Deb

SECTION 89(1)(a) PDA DEVELOPMENT APPROVAL FOR A PDA DEVELOPMENT APPLICATION FOR A PDA DEVELOPMENT PERMIT FOR BUILDING WORKS - DEMOLITION AND NEW BUILDING AT 260 ESPLANADE, REDLAND BAY DESCRIBED AS LOT 186 ON SL8029

On 8 June 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 <http://dsdmip.qld.gov.au/edq/priority-development-area-development-approvals.html>.

Should you have any queries in relation to this PDA decision notice, please do not hesitate to contact Vicki Andre on 3452 7296 or at vicki.andre@dsdmip.qld.gov.au.

Yours sincerely

Jeanine Stone
Director
EDQ 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		260 Esplanade, Redland Bay QLD 4165	
Lot on plan description	Lot number	Plan description	
	186	SL8029	
PDA development application details			
DEV reference number		DEV2018/933	
'Properly made' date		17 May 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 ☒ Building work ☐ Preliminary approval ☒ Development permit ☐ Changing a PDA development approval ☐ Extending the currency period of a PDA approval	
Description of proposal applied for		Demolition and New Building	
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		8 June 2018	
Currency period		2 years from date of decision	
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.	Title Page – 13.2 x 3.0m Office	A00, Revision G	Received 1 May 2018
2.	Plan	170537 – A01 Revision G	Received 1 May 2018
3.	Schedules	170537 – C01 Revision G	Received 1 May 2018
4.	Elevations	170537 – A02 Revision G	Received 1 May 2018
5.	Site Plan – Marine Facility	-	Received 1 May 2018

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. **DCCMP** means Demolition Control and Construction Management Plan
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.

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 generally in accordance with the approved plans and documents, and any other approval or endorsement required by these conditions.	As indicated
Engineering		
3.	Water connection Connect the development to the existing water reticulation network in accordance with Council current adopted standards.	Prior to commencement of use
4.	Sewer connection Connect the development to the existing sewer reticulation network in accordance with Council current adopted standards.	Prior to commencement of use
5.	Stormwater connection Connect the roof water of the development to a lawful point of discharge in accordance with Council current adopted standards.	Prior to commencement of use
6.	Electricity Connect the development to the existing electricity reticulation network in accordance with Energex current adopted standards.	Prior to commencement of use
7.	Telecommunications Connect the development to the existing telecommunication network in accordance with the relevant service provider current adopted standards.	Prior to commencement of use

PDA Development Conditions

No.	Condition	Timing
8.	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
9.	Demolition Control and Construction Management Plan a) Submit to EDQ Development Assessment, DSDMIP a Demolition Control and Construction Management Plan (DCCMP), prepared by the principal site contractor. The DCCMP must: i. identify hours of demolition and construction works; ii. manage the following: 1. noise generated from the site during works hours in accordance with the <i>Environmental Protection Act 1994</i>; 2. dust generated from the site during and outside of works hours in accordance with the <i>Environmental Protection Act 1994</i>; 3. storage of materials and equipment on site during works; 4. any disturbance to traffic and parking around and through the site during and outside of works hours; 5. parking provision for workers; 6. loading, unloading and parking of delivery vehicles during works hours; iii. ensure the prevention of environmental harm during demolition and construction works including the identification of methods to: 1. avoid soil erosion and sediment runoff; 2. prevent any contamination of soil and surrounding waters; 3. avoid interference with on-site vegetation or vegetation surrounding the site; 4. require the safe removal of all building materials, debris and hazardous materials (if present); and 5. prevent any disturbance of petroleum product or oil storage areas (if located on-site). b) Undertake all works generally in accordance with the DCCMP, which must be current and available at all times during the demolition and construction works.	a) Prior to commencement of site works b) At all times

ADVICE

In order to lawfully undertake development, it may be necessary to obtain approvals other than this PDA development approval, such as a development approval for Building Works under the *Building Act 1975*. 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 ****