



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

Our ref: DEV2018/948

28 November 2018

Redland Investment Corporation Pty Ltd
C/- Jessica Robson and Vu Nguyen
Town Planning Alliance
PO Box 5329
WEST END QLD 4101

Dear Jessica and Vu

SECTION 89(1)(a) PDA DEVELOPMENT APPROVAL FOR A PDA DEVELOPMENT APPLICATION FOR A PDA DEVELOPMENT PERMIT FOR RECONFIGURING A LOT – 1 LOT INTO 2 LOTS AT 3-11 MOORES ROAD, REDLAND BAY DESCRIBED AS LOT 3 ON RP67164

On 22 November 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 7196 or by email at vicki.andre@dsdmip.qld.gov.au

Yours sincerely

Beatriz Gomez
**Director
Development Assessment
Economic Development Queensland**

Minister for Economic Development
Queensland
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ABN 76 590 288 697

PDA Decision Notice – Approval

Site information		
Name of Priority Development Area	Weinam Creek	
Site address	3-11 Moores Road, Redland Bay	
Lot on plan description	Lot number	Plan description
	3	RP67164
PDA development application details		
DEV reference number	DEV2018/948	
'Properly made' date	23 July 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	1 Lot into 2 Lots	

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	22 November 2018
Currency period	Four (4) 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	Date
1.	SP297847, Plan of Lots 1 & 2 Cancelling Lot 3 on RP67164		Sheet 1 of 2	-
2.	SP297847		Sheet 2 of 2	-

Abbreviations and definitions

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

1.	DSDMIP means the Department of State Development, Manufacturing, Infrastructure and Planning.
2.	EDQ means Economic Development Queensland.
3.	IFF means the Infrastructure Funding Framework, prepared by the Department of State Development, Manufacturing, Infrastructure and Planning.
4.	MEDQ means the Minister for Economic Development Queensland.
5.	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. <i>Refer Advice Note 2.</i>	Prior to survey plan endorsement
Engineering		
2.	Stormwater – Lawful Point of Discharge Submit to EDQ Development Assessment, DSDMIP documentation demonstrating that a lawful point of discharge is provided for proposed Lot 1 by either: a) an easement wholly contained within proposed Lot 2 in favour of proposed Lot 1 to enable future stormwater discharge to Weinam Creek, or b) a stormwater discharge agreement between proposed Lot 1 and proposed Lot 2, to enable future stormwater discharge from proposed Lot 1, over proposed Lot 2, to Weinam Creek, or c) plans demonstrating, and written advice from Redland City Council confirming, that proposed Lot 1 has a lawful point of discharge to stormwater infrastructure on Moores Road, Redland Bay in accordance with Council's current adopted standards.	Prior to survey plan endorsement

Infrastructure charges		
3.	Infrastructure charges Pay to MEDQ infrastructure charges in accordance with the IFF which is in force at the time of payment. All charges are to be indexed to the date of payment. <i>Refer Advice Note 3.</i>	In accordance with the IFF.

Advice Notes		
1.	Other Approvals 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.	
2.	Approval does not enable exempt Operational Work Schedule 1: Exempt development in the Weinam Creek Priority Development Area Development Scheme identifies that carrying out operational work associated with an approved reconfiguration of a lot as exempt development. This PDA development approval is for a management subdivision only and does not envisage or authorise operational work associated with this reconfiguring a lot development to occur.	
3.	Infrastructure Charges The IFF dated 1 July 2018, and the Weinam Creek Priority Development Area Development Scheme, both identify that infrastructure charges in the PDA are to be based on Redland City Council's applicable infrastructure charging document for the area. Based on advice from Council dated 24 August 2018, the estimated infrastructure charges for the development, based on the Adopted Infrastructure Charges Resolution (No.2.3) 2016 which came into effect on 25 August 2016, are as follows: Residential component 2 X 3 bedroom residential dwellings X \$28,692.25 = \$57,384.50 Demand Credit 1 X 3 bedroom residential dwelling X \$28,692.25 = \$28,692.25 Total charge = \$28,692.25 The infrastructure charges payable for the development can be confirmed at the time of compliance with condition 3 of the development approval.	

**** End of Package ****