



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

Our ref: DEV2018/975

7 December 2018

Capital Building Solutions Pty Ltd
Att: Mr Nathan Winter
PO Box 3351
VICTORIA POINT QLD 4164

Dear Nathan

SECTION 89(1)(a) PDA DEVELOPMENT APPROVAL FOR A PDA DEVELOPMENT APPLICATION FOR A PDA DEVELOPMENT PERMIT FOR BUILDING WORKS – GARAGE AND DECK EXTENSION AT 301 ESPLANADE, REDLAND BAY DESCRIBED AS LOT 5 ON RP46884

On 5 December 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://www.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 Brianna Fyfe on 3452 7167.

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 (PDA)	Weinam Creek	
Site address	301 Esplanade, Redland Bay	
Lot on plan description	Lot number	Plan description
	Lot 5	RP46884

PDA development application details	
DEV reference number	DEV2018/975
'Properly made' date	11 October 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	Building work – Garage and deck 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	5 December 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 (if applicable)	Date (if applicable)
1.	Site Plan	DN-01	17/9/2018
2.	Ground Floor	DN-02	17/9/2018
3.	1 st Floor	DN-03	17/9/2018
4.	Elevations	DN-04	17/9/2018
5.	Elevations	DN-05	17/9/2018
6.	Front garage & Courtyard set-out plan	-	10/9/2018

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.
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.	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
Engineering		
3.	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
4.	Erosion and Sediment Management The building works shall be carried out in accordance with the following erosion and sediment control 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).	During building works.

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 ****