



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

Our ref: DEV2018/996

13 March 2019

The Certifier Pty Ltd  
Att: Mr Ben Santagiuliana  
PO Box 368  
CLEVELAND QLD 4163

Dear Mr Santagiuliana

**SECTION 89(1)(a) PDA DEVELOPMENT APPROVAL FOR A PDA DEVELOPMENT APPLICATION FOR A PDA DEVELOPMENT PERMIT FOR BUILDING WORK – DECK EXTENSION AT 303 ESPLANADE, REDLAND BAY DESCRIBED AS LOT 1 RP95163**

On 7 March 2019 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 via email at [vicki.andre@dsdmip.qld.gov.au](mailto:vicki.andre@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](http://www.edq.qld.gov.au)  
ABN 76 590 288 697

## PDA Decision Notice – Approval

Site information		
Priority Development Area	Weinam Creek PDA	
Site address	303 Esplanade Redland Bay	
Lot on plan description	Lot number	Plan description
	1	RP95163

PDA development application details	
DEV reference number	DEV2018/996
'Properly made' date	22 January 2019
Type of application	<input checked="" type="checkbox"/> New development involving: <ul style="list-style-type: none"> <li><input type="checkbox"/> Material change of use               <ul style="list-style-type: none"> <li><input type="checkbox"/> Preliminary approval</li> <li><input type="checkbox"/> Development permit</li> </ul> </li> <li><input type="checkbox"/> Reconfiguring a lot               <ul style="list-style-type: none"> <li><input type="checkbox"/> Preliminary approval</li> <li><input type="checkbox"/> Development permit</li> </ul> </li> <li><input type="checkbox"/> Operational work               <ul style="list-style-type: none"> <li><input type="checkbox"/> Preliminary approval</li> <li><input type="checkbox"/> Development permit</li> </ul> </li> <li><input checked="" type="checkbox"/> Building work               <ul style="list-style-type: none"> <li><input type="checkbox"/> Preliminary approval</li> <li><input checked="" type="checkbox"/> Development permit</li> </ul> </li> </ul> <input type="checkbox"/> Changing a PDA development approval <input type="checkbox"/> Extending the currency period of a PDA approval
Description of proposal applied for	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	7 March 2019
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	Date
1.	Proposed Deck (Esplanade, Site Plan, Existing Floor Plan, Floor Area)	1 of 3	16.10.18
2.	Proposed Deck (Proposed Floor Plan, Sub-Floor Plan)	2 of 3	16.10.18
3.	Proposed Deck (North Elevation, East Elevation, Section 'A, Post Detail)	3 of 3	16.10.18

## Abbreviations and definitions

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

1.	<b>DSDMIP</b> means the Department of State Development, Manufacturing, Infrastructure and Planning.
2.	<b>EDQ</b> means Economic Development Queensland.
3.	<b>MEDQ</b> means the Minister for Economic Development Queensland.
4.	<b>PDA</b> means Priority Development Area.

## PDA Development Conditions

No.	Condition	Timing
1.	<b>Carry out the Approved Development</b>  Carry out the approved development generally in accordance with the approved plans and documents.	Prior to commencement of use
2.	<b>Maintain the Approved Development</b>  Maintain the approved development generally in accordance with the approved plans and documents.	At all times

Advice Notes	
No.	Advice
1.	<p><b>Storm Tide Hazard</b></p> <p>Please note the following advice as provided by Redland City Council:</p> <p><i>“Storm Tide Hazard – The property is subject to a year 2100 storm tide level of 3.21 metres AHD. Non-habitable areas are not required to be located above this level, however it is recommended for development to achieve this to ensure storm tide event immunity”.</i></p> <p>For further information regarding storm tide hazard or this advice note, please contact Council’s Engineering and Environmental Assessment team on 07 3829 8999.</p>
2.	<p><b>Other Approvals</b></p> <p>Please note that in order to lawfully undertake development, it may be necessary to obtain approvals other than this PDA development approval, including an approval for Building Works in accordance with the <i>Building Act 1975</i>. For advice on other approvals that may be necessary in relation to your proposal, it is recommended that you seek professional advice</p>

**\*\* End of Package \*\***