



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

Our ref: DEV2018/969

2 April 2019

Redland Investment Corporation Pty Ltd
C/- Town Planning Alliance
Att: Jessica Robson and Vu Nguyen
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 [STAGE 1] AND 1 LOT INTO 9 LOTS [STAGE 2] WITH A PLAN OF DEVELOPMENT AND ASSOCIATED OPERATIONAL WORKS AT 3-11 MOORES ROAD, REDLAND BAY DESCRIBED AS LOT 3 ON RP67164

On 1 April 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 <https://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 Jennifer Davison on 3452 7127 or by email at jennifer.davison@dsdmip.qld.gov.au. Alternatively, you can contact Anne Edmonds on 3452 7189 or by email at anne.edmonds@dsdmip.qld.gov.au

Yours sincerely

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

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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
	Lot 3	RP67164

PDA development application details	
DEV reference number	DEV2018/969
'Properly made' date	27 September 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	Reconfiguring a Lot for: Stage 1: 1 lot into 2 lots Stage 2: 1 lot into 9 lots with a Plan of Development and associated Operational Work

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	1 April 2019
Currency period	4 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	Date
1.	Proposed Subdivision – Proposed Lots 100 & 101 cancelling Proposed Lot 1 on SP297847, amended in red	139080-11	23 November 2018, amended in red 25 March 2019
2.	Stage 2 Subdivision Plan, amended in red	Proposed SP297870	Amended in red 25 March 2019
3.	Plan of Development (Lots 1 – 9)	N/A	N/A
4.	Site Based Stormwater Management Plan and Flood Impact Assessment, prepared by Engeny	Rev. 2	22 November 2018
5.	Stormwater Catchment Plan	C251, Revision A	15.11.2018
6.	Stormwater Longitudinal Section	C252, Revision A	15.11.2018
7.	Bulk Earthworks Details and Layout Plan, prepared by Calibre	18-003165 Drawing 200 Revision A	5.03.2019
8.	Bulk Earthworks Sections, prepared by Calibre	18-003165 Drawing 201 Revision A	5.03.2019
9.	Sewerage Reticulation Plan, prepared by Naxos Engineers	C551, Revision A	15.11.2018

PREAMBLE

For the purpose of interpreting this PDA Development Approval, including the PDA Development Conditions, the following applies:

Compliance assessment

Where a condition of this PDA Development Approval requires compliance assessment, compliance assessment is required in accordance with the following:

- a) The applicant must:
 - i pay to MEDQ at the time of submission the relevant fee for compliance assessment, including any third party peer review costs which will be charged on a 100% cost recovery basis. The compliance assessment fees are set out in the MEDQ's development assessment fee schedule (as amended from time to time).
 - ii submit to MEDQ a duly completed compliance assessment form.
 - iii submit to MEDQ plans/supporting information as required under the relevant condition of approval.
- b) Compliance assessment and endorsement by EDQ Development Assessment, DSDMIP is required prior to any work commencing.
- c) Compliance assessment and endorsement can be repeated where a different design or solution, to that already endorsed, is sought.
- d) The process and timeframes that apply to compliance assessment are as follows:
 - i the applicant liaises with EDQ Development Assessment, DSDMIP to determine the relevant plans/supporting information required to be submitted.
 - ii the applicant submits plans/supporting information as required under the relevant condition of approval for compliance assessment.
 - iii **within 20 business days** – EDQ Development Assessment, DSDMIP assesses the plans/supporting information and:
 - 1. if satisfied with the plans/supporting information as submitted – endorses the plans/supporting information and the condition of approval (or element of the condition) is determined to have been met; or
 - 2. if not satisfied with the plans/supporting information as submitted – notifies the applicant accordingly
 - iv if the applicant is notified under iii.2. above, revised plans/supporting information are to be re-submitted to EDQ Development Assessment, DSDMIP **within 20 business days** from the date of the notice.
 - v **within 20 business days** – EDQ Development Assessment, DSDMIP assesses the revised plans/supporting information and:
 - 1. if satisfied with the revised plans/supporting information – endorses the revised plans/supporting information and the condition of approval (or element of the condition) is determined to have been met; or
 - 2. if not satisfied with the revised plans/supporting information as submitted – notifies the applicant accordingly.
 - vi if EDQ Development Assessment, DSDMIP is not satisfied that compliance has been achieved within **20 business days** – repeat steps iv. and v. above. If either party is not satisfied by the outcome of this process, that party can elect to enter into a mediation process with an independent mediator agreed to by both parties.

Despite note vi. above, the condition of approval (or element of the condition) is determined to have been met only when EDQ Development Assessment, DSDMIP endorses relevant plans/supporting information.

ABBREVIATIONS AND DEFINITIONS

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

1. **AILA** means a Landscape Architect registered by the Australian Institute of Landscape Architects.
2. **Certification Procedures Manual** means the document titled *Certification Procedures Manual*, prepared by The Department of Infrastructure, Local Government and Planning, dated 16 October 2017 (as amended from time to time).
3. **Contributed Asset**, in accordance with the Certification Procedures Manual, means an asset constructed under a PDA development approval or Infrastructure Agreement that will become the responsibility of an External Authority. For the purposes of operational works for a Contributed Asset the following meanings apply:
 - a. **External Authority** means a public-sector entity external to the MEDQ;
 - b. **Parkland** means carrying out operational works related to the provision of parkland infrastructure
 - c. **Roadworks** means carrying out any operational works within existing and proposed road, to a depth of 1.5m measured from the top of kerb, and includes streetscape works;
 - d. **Sewer Works** means carrying out any operational works related to the provision of waste water infrastructure;
 - e. **Streetscape Works** means carrying out any operational works within the footpath of a road related to landscape treatments, including footpath surface treatments, street furniture, street lighting and street trees;
 - f. **Stormwater Works** means carrying out any operational works related to the provision of stormwater infrastructure; and
 - g. **Water Works** means carrying out any operational works related to the provision of water infrastructure.
4. **Council** means Redland City Council.
5. **DSDMIP** means the Department of State Development, Manufacturing, Infrastructure and Planning.
6. **EDQ** means Economic Development Queensland.
7. **IFF** means the Infrastructure Funding Framework, prepared by the Department of Infrastructure, Local Government and Planning, dated November 2018.
8. **MEDQ** means the Minister for Economic Development Queensland.
9. **PDA** means Priority Development Area.
10. **PoD** means Plan of Development.
11. **RPEQ** means Registered Professional Engineer of Queensland.

PDA Development Conditions		
No.	Condition	Timing
	The TMP is to include the following: i. provision for the management of traffic around and through the site during and outside of construction work hours; ii. provision of parking for workers and materials delivery during and outside of construction hours of work; iii. risk identification, assessment and identification of mitigation measures; iv. ongoing monitoring, management review and certified updates (as required); and v. traffic control plans and/or traffic control diagrams, prepared in accordance with Manual of Uniform Traffic Control Devices (MUTCD), for any temporary part or full road closures of any Council or State road(s). b) Undertake all works generally in accordance with the certified TMP submitted under part a) of this condition which is to be current and available on site at all times.	b) At all times during construction
6.	Retaining Walls a) Submit to EDQ Development Assessment, DSDMIP detailed engineering plans, certified by a RPEQ, of all retaining walls on lot boundaries 1.0m or greater in height. Retaining walls are to be generally in accordance with <i>PDA Practice Note No. 10 – Plans of development</i> unless otherwise approved by EDQ Development Assessment, DSDMIP. b) Construct the works generally in accordance with the certified plans required under part a) of this condition. c) Submit to EDQ Development Assessment, DSDMIP certification from an RPEQ that all retaining wall works 1.0m or greater in height have been constructed generally in accordance with the certified plans submitted under part a) of this condition.	a) Prior to commencement of site works for stage 2 b) Prior to survey plan endorsement for stage 2 c) Prior to survey plan endorsement for stage 2
7.	Filling and Excavation a) Submit to EDQ Development Assessment, DSDMIP detailed earthworks plans, certified by a RPEQ, generally in accordance with AS3798 – 2007 “<i>Guidelines on Earthworks for Commercial and Residential Developments</i>” and the following approved concept plans: - i Bulk Earthworks Details and Layout Plan 18-003165, Drawing No. 200, Revision A, dated 05.03.2019; and - ii Bulk Earthworks Sections 18-003165, Drawing No. 201, Revision A, dated 05.03.2019. The certified earthworks plans are to: - i include a geotechnical soils assessment of the site;	a) Prior to commencement of site works for stage 2

PDA Development Conditions		
No.	Condition	Timing
	- ii be consistent with the Erosion and Sediment Control plans submitted under this development approval; - iii provide full detail of areas where dispersive soils will be disturbed, treatment of dispersive soils and their rehabilitation; and - iv provide full details of any areas where surplus soils are to be stockpiled. b) Carry out the earthworks generally in accordance with the certified plans submitted under part a) of this condition. c) Submit to EDQ Development Assessment, DSDMIP certification from a RPEQ that all earthworks have been carried out generally accordance with the certified plans submitted under part a) of this condition and that any unsuitable material encountered has been treated or replaced with suitable material.	b) Prior to survey plan endorsement for stage 2 c) Prior to survey plan endorsement for stage 2
8.	Moores Road Upgrade – Compliance Assessment a) Submit to EDQ Development Assessment, DSDMIP for compliance assessment detailed concept functional road layout plans for the frontage of the development site on Moores Road, certified by a RPEQ. The functional layout plan shall incorporate a minimum 2.5m wide shared path (as required under <i>Austroroads</i>) in the northern verge of Moores Road in accordance with Council's: • <i>Local Government Infrastructure Plan</i>; • <i>Transport, Servicing, Access and Parking Code</i>; and • <i>Infrastructure Works Planning Scheme Policy (section 3.6)</i>. b) Submit to EDQ Development Assessment, DSDMIP engineering design and construction drawings, certified by a RPEQ, for the road and verge works, generally in accordance with the endorsed plans required under part a) of this condition. c) Construct the works generally in accordance with the certified plans submitted under part b) of this condition. d) Submit to EDQ Development Assessment, DSDMIP 'as constructed' drawings, asset register and test results, certified by a RPEQ, in a format acceptable to the Council of all road works constructed in accordance with this condition.	a) Prior to commencement of site works for stage 2 b) Prior to commencement of site works for stage 2 c) Prior to survey plan endorsement for stage 2 d) Prior to survey plan endorsement for stage 2
9.	Water a) Submit to EDQ Development Assessment, DSDMIP a water reticulation Precinct Network Plan, endorsed by Redland Water.	a) Prior to the commencement of site works for stage 2

PDA Development Conditions		
No.	Condition	Timing
	b) Submit to EDQ Development Assessment, DSDMIP detailed water reticulation design plans, certified by a RPEQ, generally in accordance with the endorsed Precinct Network Plan submitted under part a) of this condition. c) Construct the works generally in accordance with the certified plans submitted under part b) of this condition. d) Submit to EDQ Development Assessment, DSDMIP 'as constructed' plans, asset register, pressure and bacterial test results in accordance with Redland Water's current adopted standards, of all water reticulation works constructed in accordance with this condition.	b) Prior to commencement of site works for stage 2 c) Prior to survey plan endorsement for stage 2 d) Prior to survey plan endorsement for stage 2
10.	Sewer a) Submit to EDQ Development Assessment, DSDMIP a sewer reticulation plan, endorsed by Redland Water, generally in accordance with the following plans/documents: Sewerage Reticulation Plan, C551, Revision A, dated 15.11.2018, prepared by Naxos Engineers. b) Submit to EDQ Development Assessment, DSDMIP detailed sewer reticulation design plans, certified by a RPEQ, generally in accordance with the endorsed plan submitted under part a) of this condition. c) Construct the works generally in accordance with the certified plans submitted under part b) of this condition. d) Submit to EDQ Development Assessment, DSDMIP 'as constructed' plans, asset register, pressure and CCTV results in accordance with Redland Water's current adopted standards, of all sewer reticulation works constructed in accordance with this condition.	a) Prior to the commencement of site works for Stage 2 b) Prior to commencement of site works for Stage 2 c) Prior to survey plan endorsement for stage 2 d) Prior to survey plan endorsement for stage 2
11.	Stormwater Management - Quality a) Submit to EDQ Development Assessment, DSDMIP detailed engineering design and construction drawings, certified by a RPEQ, for the proposed stormwater treatment devices generally in accordance with <i>PDA Guideline No. 13 Engineering standards – Stormwater quality</i> and the following documents: Site Based Stormwater Management Plan and Flood Impact Assessment, Rev. 2 dated 22 November 2018, prepared by Engeny.	a) Prior to commencement of site works for Stage 2

PDA Development Conditions		
No.	Condition	Timing
	b) Construct the works generally in accordance with the certified plans submitted under part a) of this condition. c) Submit to EDQ Development Assessment, DSDMIP 'as constructed' drawings, including an asset register, certified by a RPEQ, in a format acceptable to the Council, of all stormwater management (quality) works constructed in accordance with this condition.	b) Prior to survey plan endorsement for Stage 2 c) Prior to survey plan endorsement for Stage 2
12.	Stormwater Management - Quantity a) Submit to EDQ Development Assessment, DSDMIP detailed design plans and hydraulic calculations, certified by a RPEQ, for the proposed stormwater drainage system generally in accordance with <i>PDA Guideline No. 13 Engineering standards – Stormwater quantity</i> and the following approved plans/documents: i. Stormwater Catchment Plan, C251, Revision A, dated 15.11.2018; and ii. Stormwater Longitudinal Section, C252, Revision A, dated 15.11.2018. b) Construct the works in accordance with the certified plans submitted under part a) of this condition. c) Submit to EDQ Development Assessment, DSDMIP 'as constructed' plans including an asset register and test results, certified by a RPEQ, in a format acceptable to the Council, of all stormwater management (quantity) works constructed in accordance with this condition.	a) Prior to commencement of site works for Stage 2 b) Prior to survey plan endorsement for Stage 2 c) Prior to survey plan endorsement for Stage 2
13.	Stormwater – Lawful Point of Discharge Submit to EDQ Development Assessment, DSDMIP documentation demonstrating that a lawful point of discharge is provided for proposed Lot 100 by either: a) an easement wholly contained within future Lot 100 SP309514 in favour of approved Lot 2 SP297847 to enable future stormwater discharge to Weinam Creek OR b) a stormwater discharge agreement between proposed Lot 100 and future Lot 2 on SP297847, to enable future stormwater discharge from proposed Lot 100, over future Lot 2 on SP29784, to Weinam Creek OR c) plans demonstrating, and written advice from Redland City Council confirming, that proposed Lot 100 has a lawful point of	Prior to survey plan endorsement for stage 1

PDA Development Conditions		
No.	Condition	Timing
	discharge to stormwater infrastructure on Moores Road, Redland Bay in accordance with Council's current adopted standards. <i>Refer advice note 3.</i>	
14.	Street Lighting – Moores Road Frontage a) Design and install a <u>Rate 2</u> street lighting system certified by a RPEQ to the Moores Road frontage. The design of the street lighting system must: i. meet the relevant standards of Energex; ii. be acceptable to Energex as 'Rate 2 Public Lighting'; iii. be endorsed by Council as the Energex 'billable customer'; iv. be generally in accordance with Australian Standards AS1158 – '<i>Lighting for Roads and Public Spaces</i>'. b) Submit to EDQ Development Assessment, DSDMIP 'as-constructed' plans and test documentation certified by a RPEQ-electrical in a format acceptable to Council.	a) Prior to survey plan endorsement for stage 2 b) Prior to survey plan endorsement for stage 2
15.	Electricity Submit to EDQ Development Assessment, DSDMIP either: a) written evidence from Energex confirming that existing underground low-voltage electricity supply is available to the newly created lots. OR b) written evidence from Energex confirming that the applicant has entered into an agreement with it to provide underground electricity services.	Prior to survey plan endorsement for stage 2
16.	Telecommunications Submit to EDQ Development Assessment, DSDMIP documentation from an authorised telecommunication service provider confirming that an agreement has been entered into for the provision of underground telecommunication services to each new lot within the proposed subdivision.	Prior to survey plan endorsement for stage 2
17.	Broadband Submit to EDQ Development Assessment, DSDMIP a written agreement from an authorised telecommunications service provider that infrastructure within the development as defined under the <i>Telecommunications Legislation Amendment (Fibre Deployment) Act 2011</i>) can be provided in accordance with the Communications Alliance G645:2017 guideline, to accommodate services which are compliant with the Federal Government's National Broadband Network policy.	Prior to survey plan endorsement for stage 2

PDA Development Conditions		
No.	Condition	Timing
18.	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 survey plan endorsement for stage 2
Landscape and Environment		
19.	Streetscape Works – Compliance Assessment a) Submit to EDQ Development Assessment, DSDMIP for compliance assessment detailed streetscape works drawings, including a schedule of proposed standard and non-standard assets to be transferred to Council, certified by an AILA, generally in accordance with the following plans/ documents: i <i>Section 4.0 of Redland City Council's Infrastructure Works Planning Scheme Policy.</i> The detailed streetscape works drawings are to include, where applicable: 1. location and type of street lighting in accordance with Australian Standard AS1158 – <i>'Lighting for Roads and Public Spaces'</i>; 2. footpath treatments; 3. location and types of streetscape furniture; 4. location and size of stormwater treatment devices; and 5. street trees, including species, size and location generally in accordance with the Council adopted planting schedules and guidelines. b) Construct the works generally in accordance with the streetscape plans endorsed under part a) of this condition. c) Submit to EDQ Development Assessment, DSDMIP 'as constructed' plans and asset register in a format acceptable to Council certified by an AILA.	a) Prior to commencement of site works for Stage 2 b) Prior to survey plan endorsement for Stage 2 c) Prior to survey plan endorsement for Stage 2
20.	Acid Sulfate Soils (ASSMP) a) Undertake soil testing to determine the presence of Acid Sulfate Soils. If the testing identifies the presence of Acid Sulfate Soils, submit to EDQ Development Assessment, DSDMIP an Acid Sulfate Soils Management Plan (ASSMP). The ASSMP is to be certified by a suitably qualified professional in soils and/or erosion sediment control.	a) Prior to commencement of site works for Stage 2

PDA Development Conditions		
No.	Condition	Timing
	b) Excavate, remove and/or treat on-site all acid sulfate soils generally in accordance with the certified ASSMP submitted under part a) of this condition.	b) Prior to survey plan endorsement for Stage 2
21.	Erosion and Sediment Management a) Submit to EDQ Development Assessment, DSDMIP an Erosion and Sediment Control Plan (ESCP), certified by a RPEQ or an accredited professional in erosion and sediment control (CPESC), generally in accordance with the following guidelines: i. <i>Urban Stormwater Quality Planning Guidelines, dated 2010, prepared by the former Department of Environment and Heritage Protection; and</i> ii. <i>Best Practice Erosion and Sediment Control, dated November 2008, prepared by the International Erosion Control Association Australasia (as amended from time to time).</i> b) Implement the certified ESCP as submitted under part a) of this condition.	a) Prior to commencement of site works for Stage 2 b) At all times during construction
Surveying, land transfers and easements		
22.	Easements over infrastructure Public utility easements are to be provided, in favour of and at no cost to the grantee, over infrastructure that becomes contributed assets. The terms of the easements are to be to the satisfaction of the Chief Executive Officer of the authority which ultimately is to takeover and maintain the contributed assets.	Prior to survey plan endorsement for Stage 1 and Stage 2
23.	Small lot development easements for lots >300m² If a lot is more than 300m ² and adjoins another lot irrespective of the size of the adjoining lot and the construction of adjacent proposed walls will be a circumstance mentioned in section 94(2)(a) of the <i>Land Title Act 1994</i> , provide reciprocal easements in registrable form for one or more of the following purposes (but only where those relevant circumstances will exist): i. support; ii. shelter; iii. projections; iv. maintenance; v. roof water drainage.	At or prior to survey plan endorsement for Stage 2

Infrastructure Charges		
24.	Infrastructure Contributions 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 4.</i>	In accordance with the IFF for Stage 1 and Stage 2

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 for Stage 1 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. Stage 1 of this PDA development approval is for a management subdivision only and does not envisage or authorise operational work associated with this component of reconfiguration.	
3.	Stormwater – Lawful Point of Discharge Compliance with condition 2 of PDA Development Approval DEV2018/948 over land currently described as Lot 3 on RP67164 will also demonstrate compliance with condition 13 of this PDA development approval.	
4.	Infrastructure Charges The IFF dated November 2018 and the Weinam Creek Priority Development Area Development Scheme both identify that infrastructure charges in the Weinam Creek PDA are to be based on Redland City Council's applicable infrastructure charging document for the area. Based on advice from Council dated 14 March 2019, 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: Stage 1: 1 lot into 2 lots <i>Residential component</i> 2 X 3 bedroom residential dwellings X \$28,692.25 = \$57,384.50 <i>Demand Credit</i> 1 X 3 bedroom residential dwelling X \$28,692.25 = \$28,692.25 Total charge = \$28,692.25	

Advice Notes

Stage 2: 1 lot into 9 lots

Residential component

9 X 3 bedroom residential dwellings X \$28,692.25 = \$258,230.25

Demand Credit

1 X 3 bedroom residential dwelling X \$28,692.25 = \$28,692.25

Total charge = **\$229,538.00**

The infrastructure charges payable for the development can be confirmed at the time of compliance with condition 25 of the development approval.

**** End of Package ****