



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

Our ref: DEV2018/990

17 September 2019

Palm Lake Works Pty Ltd
Att: Ms Suzanne Jensen
PO Box 10479
SOUTHPORT BC QLD 4215

Dear Suzanne

SECTION 89(1)(a) PDA DEVELOPMENT APPROVAL FOR A PDA DEVELOPMENT APPLICATION FOR A PDA DEVELOPMENT PERMIT FOR A MATERIAL CHANGE OF USE – RESIDENTIAL CARE FACILITY AT 17 WEINAM STREET AND 57 HAMILTON STREET, REDLAND BAY DESCRIBED AS LOT 2 ON SP115173 AND LOT 1 ON SP169111

On 12 September 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 Rachael Grimes via email at rachael.grimes@dsdmip.qld.gov.au or via phone 073452 7098.

Yours sincerely

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

Minister for Economic Development
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ABN 76 590 288 697

PDA Decision Notice – Approval

Site information		
Name of priority development area (PDA)	Weinam Creek PDA	
Site address	17 Weinam Street and 57 Hamilton Street, Redland Bay	
Lot on plan description	Lot number	Plan description
	Lot 2	SP115173
	Lot 1	SP169111

PDA development application details	
DEV reference number	DEV2018/990
'Properly made' date	5 December 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	Material Change of Use – Residential Care Facility

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	12 September 2019
Currency period	6 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 analysis plan	20170030 SD100 2	29/05/2019
2.	Level 1 Plan – Site Pan	20170030 SD101 3	29/05/2019
3.	Level 2 Plan	20170030 SD102 2	29/05/2019
4.	Level 3 Plan	20170030 SD103 2	29/05/2019
5.	Level 4 Plan	20170030 SD104 2	29/05/2019
6.	Level 5 Plan	20170030 SD105 2	29/05/2019
7.	Room type floor plan	20170030 SD106 2	29/05/2019
8.	Level 1 GFA Calculation	20170030 SD107 2	29/05/2019
9.	Level 2 GFA Calculation	20170030 SD108 2	29/05/2019
10.	Level 3 GFA Calculation	20170030 SD109 2	29/05/2019
11.	Level 4 GFA Calculation	20170030 SD110 2	29/05/2019
12.	Level 5 GFA Calculation	20170030 SD111 2	29/05/2019
13.	Roof Plan	20170030 SD301 2	29/05/2019
14.	Elevations 1	20170030 SD400 2	29/05/2019
15.	Elevations 2	20170030 SD401 2	29/05/2019
16.	Elevations 3	20170030 SD402 2	29/05/2019
17.	Sections 1	20170030 SD500 2	29/05/2019
18.	Sections 2	20170030 SD501 2	29/05/2019
19.	Landscape Concept Aged Care Facility – 52 Hamilton St, Redland Bay	Revision B	June 2019
20.	Stormwater Management Plan	No. BC-18058 Revision 1	June 2019

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 is to:
 - 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, as changed from time to time.
8. **MEDQ** means the Minister for Economic Development Queensland.
9. **PDA** means Priority Development Area.
10. **RPEQ** means Registered Professional Engineer of Queensland.

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PDA Development Conditions		
No	Condition	Timing
	i. EDQ PDA Guideline No. 13 Engineering standards; ii. EDQ PDA Guideline No. 6 - Street and Movement Network; and iii. Council standards for road design; iv. Construction works shall include pavement widening, kerb and channel construction, driveway crossover, linemarking and signage and 2.5m shared path construction for the frontage of the site; v. The new shared path is to connect to the existing path in Weinam Street. c) Construct the works generally in accordance with the endorsed plans as required under part a) 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.	c) Prior to commencement of use d) Prior to commencement of use
5.	Construction Management Plan a) Submit to EDQ Development Assessment, DSDMIP a site-based Construction Management Plan (CMP), prepared by the principal site contractor, that manages the following: i. Noise and dust generated from the site during and outside construction work hours in accordance with the <i>Environmental Protection Act 1994</i>; ii. Stormwater flows around or through the site without increasing the concentration of total suspended solids or Prescribed Water Contaminants (as defined in the <i>Environmental Protection Act 1994</i>), causing erosion, creating any ponding and causing any actionable nuisance to upstream or downstream properties; iii. Contaminated land (if required), including removal, treatment and replacement in accordance with a compliance permit from an approved contaminated land auditor; and iv. Site Management Provisions including but not limited to the following: a. Provision for pedestrian management including alternative pedestrian routes, past or around the site; b. Location of and impacts on any local authority's assets on or external to the site; c. Temporary vehicular access points and frequency of use;	a) Prior to commencement of works

PDA Development Conditions		
No	Condition	Timing
	d. Provision for loading and unloading materials including the location of any remote loading sites; e. Location of materials, structures plant and equipment to be stored or placed on the construction site; f. Management of waste generated during the construction activities; g. How materials are to be loaded/unloaded and potential impacts on existing street trees; h. Location of proposed external hoardings and gantries (with clearances to street furniture and other footpath assets); i. Employee and visitor parking areas; and j. Anticipated staging and programming. b) Prior to submitting the CMP under part a), the CMP shall be reviewed and approved by an experienced RPEQ, or other suitably qualified and experienced person responsible for overseeing the construction works. c) Undertake all works generally in accordance with the CMP submitted under part a) of this condition, which is to be current and available on site at all times during the construction period.	b) Prior to commencement of works c) At all times during construction
6.	Construction Traffic Management Plan a) Submit to EDQ Development Assessment, DSDMIP a Construction Traffic Management Plan (TMP), certified by a person holding a current Traffic Management Level 3 qualification or higher. 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; 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).	a) Prior to commencement of site works

PDA Development Conditions		
No	Condition	Timing
	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. Advice Note – Traffic operational changes such as temporary and permanent lane modifications, relaxation of clearway zone hours, footpath closures and alternative kerbside parking alterations, including bus zones, on roads adjoining the site will require separate approval from Council or DTMR as applicable.	b) At all times during construction
7.	Groundwater Management Strategy a) Submit to EDQ Development Assessment, DSDMIP a Site Condition Report, certified an RPEQ to include groundwater risk assessment. b) Where the Site condition Report under part a) identifies a groundwater risk, submit to EDQ Development Assessment, DSDMIP a Groundwater Management Strategy (GMS), certified by a RPEQ incorporating at a minimum: i. Strategies for managing groundwater during the staged works phases; ii. An assessment of the groundwater conditions to determine appropriate construction management procedures; iii. Strategies for a situation where the groundwater inflow is excessive and additional pumping is required (i.e. cut-off drain); and iv. Supporting information confirming the GMS was prepared with reference to the relevant documentation prepared in accordance with Condition 4 & 5. c) Undertake all works in accordance with the GMS certified under part b) of this condition.	a) & b) Prior to commencement of works c) At all time during construction
8.	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 and/or retention walls shall be designed for a design life of not less than 50 years. The design of the walls shall be in accordance with AS4678 – Earth Retaining Structures and the relevant material standards eg AS3600 – Concrete Structures Retaining walls are to be generally in accordance with PDA Practice Note No. 10 – Plans of development unless otherwise approved by EDQ Development	a) Prior to commencement of site works

PDA Development Conditions		
No	Condition	Timing
	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.	b) Prior to commencement of use c) Prior to commencement of use
9.	Filling and Excavation – Compliance Assessment a) Submit to EDQ Development Assessment, DSDMIP for compliance assessment detailed earthworks plans certified by a RPEQ, generally in accordance with AS3798 – 2007 “Guidelines on Earthworks for Commercial and Residential Developments”. The certified earthworks plans are to: - include a geotechnical soils assessment of the site; - be consistent with the Erosion and Sediment Control plans as required by condition 22 of this approval – Erosion and Sediment Management; - provide full detail of areas where dispersive soils will be disturbed, treatment of dispersive soils and their rehabilitation; - provide full details of any areas where surplus soils are to be stockpiled; - Ensure the protection of adjoining properties and roads from ponding or nuisance stormwater; and - Provide for the preservation of all drainage structures from the effects of structural loading generated by the earthworks. 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 by a RPEQ that all earthworks have been carried out in generally accordance with the certified plans submitted under part a) of this condition and any unsuitable material encountered has been treated or replaced with suitable material.	a) Prior to commencement of site works b) Prior to commencement of use c) Prior to commencement of use

10.	Car Parking a) Provide car parking spaces, delineated and signed generally in accordance with <i>AS2890 – Parking Facilities</i> and the following approved plans: i. Level 1 Plan – Site Plan 20170030 SD101 3 dated 29/05/2019. b) Submit to EDQ Development Assessment, DSDMIP certification by a RPEQ demonstrating that the parking facilities have been provided in accordance with part a) of this condition.	a) Prior to commencement of use and to be maintained b) Prior to commencement of use
11.	Water Connection Connect the development to the existing water reticulation network in accordance with Redland Water current adopted standards.	Prior to commencement of use
12.	Sewer Connection Connect the development to the existing sewer reticulation network in accordance with Redland Water current adopted standards.	Prior to commencement of use
13.	Stormwater Management (Quantity) – Compliance Assessment a) Submit to EDQ Development Assessment, DSDMIP for compliance assessment, detailed hydraulic calculations and designs, certified by a RPEQ, for the proposed stormwater drainage system along Pitt Street frontage generally in accordance with <i>PDA Guideline No. 13 Engineering standards – Stormwater quality</i> and the following documents: i. <i>Stormwater Management Plan Revision 1</i> , document No. BC-18058, prepared by Biome Water and Environmental Consulting and dated June 2019. 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 (quantity) works constructed in accordance with this condition.	a) Prior to commencement of works b) At all time during construction c) Prior to commencement of use

14.	Stormwater Management (Quality) – Compliance Assessment a) Submit to EDQ Development Assessment, DSDMIP for compliance assessment, detailed engineering design drawings and hydraulic calculations, certified by a RPEQ, for the proposed stormwater treatment devices (Bio-retention basin and detention tank) generally in accordance with <i>PDA Guideline No. 13 Engineering standards – Stormwater quality</i> and the following documents: i. <i>Stormwater Management Plan Revision 1</i>, document No. BC-18058, prepared by Biome Water and Environmental Consulting and dated June 2019; and ii. Inlet pond for bioretention basins shall be designed in accordance with the <i>WaterByDesign - Bioretention Technical Design Guideline: Version 1.1</i>. 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.	a) Prior to commencement of works b) At all time during construction c) Prior to commencement of use
15.	Outdoor Lighting Outdoor lighting within the development is to be designed and installed in accordance with <i>AS 4282:1997 Control of the Obtrusive Effects of Outdoor Lighting</i>.	Prior to commencement of use and to be maintained
16.	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 development; or b) written evidence from Energex confirming that the applicant has entered into an agreement with it to provide underground electricity services.	Prior to commencement of site works
17.	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 the proposed development.	Prior to commencement of site works

18.	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 commencement of site works
19.	Remove Crossover Remove the existing crossover to Weinam Street and reinstate the kerb and channel and footpath.	Prior to commencement of use and to be maintained.
20.	Public Infrastructure – Damage, Repairs and Relocation a) All Works must not damage or compromise the function or performance of any existing public infrastructure. b) Notify, and obtain all necessary approvals from the relevant infrastructure provider where the development requires alterations to existing utility mains, services, roads, bikeways and footpaths, or other installations prior to commencing works. c) Repair any damage to existing public infrastructure that occurs during Works carried out in association with the Development, within or external to the site, in compliance with the relevant standards and infrastructure provider's requirements. Rectification works are to be completed no later than 20 business days after damage occurs during Works, unless otherwise agreed to in writing by the EDQ Development Assessment, DSDMIP.	a) At all times during construction b) Prior to commencement of works c) At all times
Landscape and Environment		
21.	Landscape Works a) Submit to EDQ Development Assessment, DSDMIP detailed landscape plans, certified by an AILA, for landscape works within the proposed development generally in accordance with the following: i. <i>Landscape Concept Revision B</i> prepared by SMEC and dated June 2019; and ii. Include the details for the landscaping to the balcony areas as shown on <i>Elevations 1 – East Elevation</i> , 20170030 SD400 2, prepared by Parups Waring Architecture dated 29/05/2019.	a) Prior to commencement of building works above ground level

	b) Construct the works generally in accordance with the certified plans submitted under part a) of this condition.	b) Prior to commencement of use and to be maintained
22.	Acid Sulfate Soils (ASSMP) a) Where acid sulfate soils are found on site, 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. 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.	a) Prior to commencement of or during site works b) Prior to commencement of use
23.	Erosion and Sediment Management – Compliance Assessment a) Submit to EDQ Development Assessment, DSDMIP for compliance assessment 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. The construction phase stormwater management design objectives of the State Planning Policy 2017 (Appendix 2 Table A); ii. Healthy Land and Water Technical Note: <i>Complying with the SPP – Sediment Management on Construction Sites</i>; iii. Urban Stormwater Quality Planning Guidelines, dated 2010, prepared by the former Department of Environment and Heritage Protection; and iv. Best Practice Erosion and Sediment Control, dated November 2008, prepared by the International Erosion Control Association Australasia (as amended from time to time). b) Implement the certified ESCP as submitted under part a) of this condition.	a) Prior to commencement of works b) At all times during construction
24.	Refuse Collection Submit to EDQ Development Assessment, DSDMIP refuse collection approval from Council or a private waste contractor.	Prior to commencement of use
Surveying, land transfers and easements		
25.	Easements over Infrastructure Public utility easements are to be provided, in favour of and at no cost to the grantee, over infrastructure located in land that becomes contributed assets. The terms of the easements are to be to the satisfaction of	Prior to commencement of use or endorsement of a Building Format Plan, whichever occurs first

	the Chief Executive Officer of the authority which ultimately is to takeover and maintain the contributed assets.	
Infrastructure Charges		
26.	Infrastructure Charges Unless a relevant infrastructure agreement provides to the contrary, pay to the MEDQ, the applicable infrastructure charges under the IFF calculated as follows: – where a use has commenced on or before six (6) years from the original decision date – in accordance with the IFF in force at the time of the original decision date (July 2019); or – where a use has commenced more than six (6) years from the original decision date – in accordance with the IFF in force at the time of the payment. <i>Refer advice note below.</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.	Infrastructure Charges Estimate Based on advice from Council dated 20 May 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: Material Change of use <i>Residential component</i> 188 X 1-2 bedroom aged care (dependant) X \$8,070.00 = \$1,517,160.00 <i>Demand Credit</i> 26 X 1-2 bedroom aged care (dependant) X \$8,070.00 = \$209,820.00 Total charge = \$1,307,340.00 The infrastructure charges payable for the development can be confirmed at the time of seeking compliance with condition 25 of the development approval.	
3.	Offsets Estimate It is recognised that offsets for works in accordance with condition 4 of this approval may be applicable and intend to be provided via a first principles assessment of the infrastructure charges, in accordance with condition 25 of this development approval. For guidance, Council's LGIP, part 10, Table SC 3.1.4 – Transport network schedule of works identifies:	

	• TR-L-102 as Pitt Street: Seal widening and channelisation from Weinam Street to Hamilton Street - \$1,490,057.00; and • TR-L-297 as a new 2.5m Off-road cycle path - \$107,160.00
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**** End of Package ****