



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

Our ref: DEV2018/991

25 September 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 PERMIT FOR A MATERIAL CHANGE OF USE – CAR PARK AND UNDEFINED USE (BRIDGE) AND OPERATIONAL WORKS – TIDAL WORKS, CLEARING OF SIGNIFICANT VEGETATION, AND FILLING AND EXCAVATION AT 5-21 MOORES ROAD, 13 AUSTER STREET, 12 MEISSNER STREET AND 22 MEISSNER STREET, REDLAND BAY DESCRIBED AS LOT 2 ON SP297847, LOT 7 ON RP75327, LOT 6 ON RP178363, LOT 1 ON RP90590, UNALLOCATED STAGE LAND (SECTION OF WEINAM CREEK) AND ROAD RESERVE (SECTION OF AUSTER STREET)

On 24 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 www.dsdmip.qld.gov.au/pda-da-applications.

Should you have any queries in relation to this PDA decision notice, please do not hesitate to contact either:

- Jennifer Davison on (07) 3452 7127 or jennifer.davison@dsdmip.qld.gov.au
- Anne Edmonds on (07) 3452 7189 or anne.edmonds@dsdmip.qld.gov.au

Yours sincerely

Jeanine Stone
**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 Priority Development Area	
Site address	5-21 Moores Road, 13 Auster Street, 12 Meissner Street, and 22 Meissner Street, Redland Bay	
Lot on plan description	Lot number	Plan description
	2	SP297847
	7	RP75327
	6	RP178363
	1	RP90590
	Unallocated State Land (section of Weinam Creek)	
	Road Reserve (section of Auster Street)	

PDA development application details	
DEV reference number	DEV2018/991
'Properly made' date	6 February 2019
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: – Car Park – Undefined Use (Bridge) Operational Work: – Tidal Works – Clearing of Significant Vegetation – Filling and Excavation

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	24 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	Date
1.	Moore's Road Carparking Plan with Interim Parking – WEINAM CREEK PDA, prepared by RPS	133693 – 12N	6 September 2019 Amended in Red 6 September 2019
2.	Moore's Road Frontage Plan, prepared by EDQ	N/A	31 July 2019
3.	Landscape Works Package, prepared by O2 Landscape Australia Pty Ltd	358-CD001 Issue D 358-CD002 Issue C 358-CD700 Issue D 358-CD701 Issue D 358-CD702 Issue D 358-CD703 Issue A 358-CD704 Issue A 358-CD900 Issue D	03/05/2019 Amended in Red 6 September 2019
4.	Carpark Lighting Design Report, prepared by Peter Eustace and Associates	Project Number 18-1393 Issue B	19 November 2018
5.	Bulk Earthworks Layout Plan Sheet 1 of 2, prepared by Calibre	18-003166.01-200 Revision B	5 June 2019, Amended in Red 6 September 2019
6.	Bulk Earthworks Layout Plan Sheet 2 of 2, prepared by Calibre	18-003166.01-201 Revision B	5 June 2019
7.	Bulk Earthworks Sections Sheet 1 of 2, prepared by Calibre	18-003166.01-202 Revision A	23 May 2019, Amended in Red 23 July 2019
8.	Bulk Earthworks Section Plan Sheet 2 of 2, prepared by Calibre	18-003166.01-203 Revision A	23 May 2019
9.	Proposed Boardwalk - Locality Plan, prepared by Wagners	S001 Rev. C	'Date 3'
10.	Proposed Boardwalk – Site Layout Plan, prepared by Wagners	S003 Rev. C	'Date 3'
11.	Proposed Boardwalk – Layout Plan, prepared by Wagners	S100 Rev. B	12.03.19
12.	Preliminary Carpark Watermain Layout Plan, prepared by Naxos Engineers	C18-214-SK05 Revision A	03/09/2018 Amended in Red 6 September 2019
13.	Ecological Assessment Stage 1 Weinam Creek PDA - Location of Survey Sites Plan, prepared by BAAM Ecological Consultants	Figure 3.1 # 0397-008 NTP 145	07/05/2019 Amended in Red 6 September 2019
14.	Roadworks and Stormwater Drainage Plan, prepared by Calibre.	18-003166-300 Revision A	2/4/2019
15.	Moore's Road Longitudinal Section & Typical Details, prepared by Calibre.	18-003166-301 Revision B	16/5/2019
16.	Moore's Road Cross Sections, prepared by Calibre	18-003166-302 Revision A	2/4/2019

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.

Supporting Documentation		Number	Date
17.	Redland City Council Letter – Acceptance of Flood Impact, signed by Andrew Ross	N/A	17 May 2019
18.	Traffic Impact Assessment, prepared by Cardno	QTT17023	7 September 2018
19.	Acoustic Report, prepared by Acousticworks	2018381 R01B	1 May 2019
20.	Services, Works and Infrastructure Report, prepared by Naxos Engineers	C18-214 Services	4 August 2018
21.	Town Planning Report, prepared by Town Planning Alliance	18/0847 Version 2	30/11/2018
22.	Site Based Stormwater Management Plan and Flood Impact Assessment, prepared by Engeny Water Management	M7189_001 Revision 3	22 March 2019
23.	Further Issues Response – Flooding Response prepared by Engeny	M7189_001-LTR-006-0-LRC Carpark RFI No2	27 August 2019

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 1 July 2019.
8. **MEDQ** means the Minister for Economic Development Queensland.
9. **PDA** means Priority Development Area.
10. **Project Coordinator** has the meaning given in Section 6 of the Certification Procedures Manual.
11. **RPEQ** means Registered Professional Engineer of Queensland.
12. **Site Works** means all operational work approved under this PDA development approval.

COMPLIANCE ASSESSMENT

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

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.

PDA Development Conditions

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.	Commencement of Site Works – Notice Provide to EDQ Development Assessment, DSDMIP written notice of the date that site works commence under this PDA development approval. The written notice is to: i. Be emailed to the following email address: pdadevelopmentassessment@dsdmip.qld.gov.au ii. Include the PDA development approval reference number - DEV23018/991; and iii. Include the condition number under which this notice is required.	Within five (5) business days of commencement of site works.
3.	Car Parking a) Provide 501 car parking spaces, delineated and signed, generally in accordance with <i>AS2890 – 2004 Parking Facilities</i> and the plan <i>Moore's Road Carparking Plan with Interim Parking – WEINAM CREEK PDA, 133693-12N, prepared by RPS, dated 6 September 2019 and amended in red 6 September 2019.</i> 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.
4.	Certification of Operational Works All operational works, including those for contributed assets, undertaken in accordance with this PDA development approval are to comply with all requirements of and fulfil all responsibilities outlined in the Certification Procedures Manual. Conditions that require compliance with the Certification Procedures Manual are as follows: i. Condition 9 Construction Environmental Management Plan ii. Condition 10 Geotechnical and Construction Report iii. Condition 11 Groundwater Management Strategy iv. Condition 12 Traffic Management Plan v. Condition 13 Retaining Walls vi. Condition 14 Flood Risk and Management Plan vii. Condition 15 Filling and Excavation viii. Condition 16 Carpark Pavement ix. Condition 17 Vehicle Crossover and Entrance from Moore's Road x. Condition 18 Moore's Road Frontage Upgrade xi. Condition 19 Bridge / Boardwalk Structure xii. Condition 20 Stormwater Drainage Infrastructure xiii. Condition 21 Stormwater Management (Quality)	As required by the <i>Certification Procedures Manual</i> .

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	xiv. Condition 21 Stormwater Management (Quantity) xv. Condition 23 Streeting Lighting – Moores Road Frontage xvi. Condition 25 Public Infrastructure – Damage, Repairs, Relocation xvii. Condition 26 Acoustic Barriers - xviii. Condition 28 Landscape Works xix. Condition 30 Acid Sulfate Soils xx. Condition 31 Erosion and Sediment Management xxi. Condition 32 Removal of Significant Vegetation xxii. Condition 34 Temporary Waterway Barriers - xxiii. Condition 37 Disposal of Spoil and Removed Vegetation	
5.	Maintain the Approved Development Maintain the approved development, including landscaping, parking, driveways and other spaces, generally in accordance with the approved plans and documents, and any other approval or endorsement required by these conditions.	At all times.
6.	Closed Circuit Television (CCTV) a) Install CCTV cameras within the development in accordance with Redland City Council Policy POL-3085 – Security Cameras. The cameras are to be non-covert and placed in locations to enable surveillance of the entirety of the car park, pedestrian pathway adjoining the car park, and the length of the pedestrian bridge. b) Public information is to be displayed about the presence of CCTV to inform the public and deter property damage, criminal actions and anti-social behaviour.	a) Prior to commencement of use. b) Prior to commencement of use and to be maintained at all times.
7.	Signage Plan a) Prepare and submit to EDQ Development Assessment, DSDMIP a signage plan that identifies the size, location and purpose of all signage for the development, generally in accordance with the following plans and documents: i. <i>Landscape Work Package, prepared by O2 Landscape Architecture Pty Ltd and dated 03/05/2019, as amended in red on 6 September 2019;</i> ii. <i>Redland City Council Subordinate Local Law No 1.4 (Installation of Advertising Devices); and</i> iii. <i>AS2890 – 2004 Parking Facilities.</i> The signage plan is to include: A. Car park directional and advisory signage, including signage at locations identified on the <i>Landscape Work Package, prepared by O2 Landscape Architecture Pty Ltd and dated 03/05/2019, as amended in red on 6 September 2019</i> that alerts pedestrians, cyclists and vehicles to proceed with caution noting the potential for conflict with other movement types; B. Wayfinding signage identifying the direction and distance of key destinations, including, but not limited to the following: 1. Passenger ferry terminal;	a) Prior to commencement of use.

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	2. Bus terminal; 3. Weinam Creek bridge / boardwalk; 4. The Esplanade south of Weinam Creek; C. CCTV notification signage in accordance with condition 6 Closed Circuit Television; D. Public education signage, including: 1. Identifying the environmental and ecological function of Weinam Creek; 2. Discouraging littering or dumping of waste; 3. Identifying the impact litter has on coastal areas; and E. Flood risk signage prepared in accordance with condition 14 Flood Risk and Management Plan. b) Install the signage generally in accordance with the plans submitted under part a) of this condition.	b) Prior to commencement of use and to be maintained at all times.
Engineering		
8.	Appointment of the Project Coordinator a) The Development Proponent must appoint suitably qualified and insured persons to carry out project coordination, certification of works and of other matters required by conditions contained within this PDA development approval. The nominated project coordinator and certifiers must meet the following criteria: i. Project coordinator must have project management skills and demonstrated experience commensurate with the scale of the development. ii. Certifiers must have the required technical qualifications in the discipline being certified and demonstrated experience commensurate with the scale of the development. b) Submit to EDQ Development Assessment, DSDMIP for acceptance the relevant qualifications and experience of the project coordinator and certifiers.	a) Prior to commencement of site works. b) Prior to commencement of site works.
9.	Construction Environmental Management Plan a) Submit to EDQ Development Assessment, DSDMIP a site-based Construction Environmental Management Plan (CEMP), prepared by the principal site contractor, that manages the following: i. Preventative measures to avoid introduction of aquatic pest species, including (where relevant), but not limited to: A. Ensuring vessels have an appropriate in-service, approved anti-fouling coating; and B. Cleaning vessels between locations - in a drydock or slipway; and C. Checking niche areas and flushing internal seawater systems; and D. Inspecting and cleaning all equipment and gear that may get wet;	a) Prior to commencement of site works.

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- ii. Be consistent with condition 32 Removal of Significant Vegetation;
- iii. Be consistent with condition 34 Temporary Waterway Barriers;
- iv. Be consistent with condition 35 Essential Habitat Zone Boundary;
- v. Be consistent with condition 36 Significant Vegetation Restoration Plan;
- vi. Be consistent with condition 37 Disposal of Soil and Removed Vegetation;
- vii. Noise and dust generated from the site during and outside construction work hours in accordance with the *Environmental Protection Act 1994*;
- viii. Stormwater flows around or through the site without increasing the concentration of total suspended solids or Prescribed Water Contaminants (as defined in the *Environmental Protection Act 1994*), causing erosion, creating any ponding and causing any actionable nuisance to upstream or downstream properties; and
- ix. Vegetation management measures, including protective fencing and flagging of vegetation to be retained and to restrict construction related vehicles from damaging the root zones of retained vegetation;
- x. Site Management Provisions including (where relevant) 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;
 - 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;
 - J. Anticipated staging, programming;
 - K. Provision for fire exit routes for other uses on the subject or adjoining sites;
 - L. Allowable works times in accordance with those set by the Queensland Environmental Protection Policy (Noise) 2008. The CEMP is to include details of any construction considered necessary to be conducted out of normal business hours (where normal hours are defined as Monday to Saturday between 6.30a.m. and 6.30p.m. excluding public holidays). It is the responsibility of the Contractor to notify and obtain all relevant approvals for out of hours work.

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	b) Prior to submitting the CEMP under part a), the CEMP shall be reviewed and approved by a suitably qualified and experienced RPEQ, or other suitably qualified and experienced person responsible for overseeing the construction works. c) Undertake all works generally in accordance with the CEMP submitted under part a) of this condition, which is to be current and available on site at all times.	b) Prior to commencement of site works. c) At all times during site works.
10.	Geotechnical and Construction Report a) Submit to EDQ Development Assessment, DSDMIP a Geotechnical and Construction Report (GCR), prepared by a suitably qualified and experienced RPEQ. The GCR is to include at a minimum: - Evidence that the effects of the proposed works on public utilities located within 20m of the proposed works, have been assessed and how suitable measures will be incorporated to provide protection, including how the requirements of the utility provider(s) will be achieved; - The proposed bridge/boardwalk shall achieve 100-year design life; - Construction methodology for the construction of the single span bridge. b) Submit to EDQ Development Assessment, DSDMIP certification by a suitably qualified and experienced RPEQ that the proposed bridge/boardwalk design has been constructed in compliance with the GCR certified under part a) of this condition.	a) Prior to commencement of site works for the boardwalk/ bridge. b) Prior to commencement of use.
11.	Groundwater Management Strategy a) Submit to EDQ Development Assessment, DSDMIP a Groundwater Management Strategy (GMS), certified by a suitably qualified and experienced person, incorporating at a minimum: - Strategies for managing groundwater during the staged works phases; - An assessment of the groundwater conditions to determine appropriate construction management procedures; - Strategies for a situation where the groundwater inflow is excessive and additional pumping is required (i.e. cut-off drain); - Supporting information confirming the GMS was prepared with reference to the relevant documentation prepared in accordance with: - Condition 18 Moores Road Frontage Upgrade; - Condition 21 Stormwater Management (Quality); and - Condition 22 Stormwater Management (Quantity). b) Undertake all works in accordance with the GMS certified under part a) of this condition.	a) Prior to commencement of site works. b) At all times during site works.
12.	Traffic Management Plan a) Submit to EDQ Development Assessment, DSDMIP a Traffic Management Plan (TMP), certified by a person holding a current Traffic Management Level 3 qualification or higher.	a) Prior to commencement of site works.

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	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 site works.
13.	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: i. <i>AS4678 – 2002 Earth Retaining Structures and the relevant material standards; and</i> ii. <i>AS3600 – 2018 Concrete Structures.</i> 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. b) Prior to commencement of use. c) Prior to commencement of use.
14.	Flood Risk and Management Plan - Compliance Assessment a) Submit to EDQ Development Assessment, DSDMIP for compliance assessment, a Flood Risk Management Plan (FRMP) for the car park, prepared by a suitably qualified professional, certified by a RPEQ. The FRMP is to: i. Include an analysis of the risk presented by flooding to the car park; ii. Identify measures to minimise flood risk to car park users, including, but not limited to, signage in accordance with the <i>Queensland Urban Design Drainage Manual (4th Edition) 2016</i>;	a) Prior to commencement of use.

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	and iii. Be accompanied by written evidence of support for the FRMP by Council. The following documents should be referenced and considered in the preparation of the FRMP: A. <i>State Planning Policy 2017</i>; B. <i>AS/NZS ISO 31000 - 2009 Risk management – Principles and guidelines</i>; and C. <i>The Australian Disaster Resilience Handbook</i>. b) Implement the certified FRMP approved under part a) of this condition.	b) On commencement of use and at all times.
15.	Filling and Excavation a) Submit to EDQ Development Assessment, DSDMIP detailed earthworks plans, certified by a RPEQ, generally in accordance with <i>AS3798 – 2007 Guidelines on Earthworks for Commercial and Residential Developments</i> and the following plans: <i>Bulk Earthworks Layout Plan Sheet 1 of 2, drawing No. 18-003166.01-200 Revision B</i>, prepared by Calibre and dated 5 June 2019, amended in red 6 September 2019. <i>Bulk Earthworks Layout Plan Sheet 2 of 2, drawing No. 18-003166.01-201 Revision B</i>, prepared by Calibre and dated 5 June 2019. <i>Bulk Earthworks Sections Sheet 1 of 2, drawing No. 18-003166.01-202 Revision A</i>, prepared by Calibre and dated 23 May 2019, amended in red 23 July 2019. <i>Bulk Earthworks Layout Plan Sheet 2 of 2, drawing No. 18-003166.01-203 Revision A</i>, prepared by Calibre and dated 23 May 2019. The certified earthworks plans are to: - Include a geotechnical soils assessment of the site; - Be consistent with the Erosion and Sediment Control plans submitted under condition 31 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. 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.	a) Prior to commencement of site works. b) Prior to commencement of use.

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	c) Submit to EDQ Development Assessment, DSDMIP certification from a RPEQ that all earthworks have been carried out generally in 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.	c) Prior to commencement of use.
16.	Carpark Pavement a) Submit to EDQ Development Assessment, DSDMIP engineering pavement design and construction drawings, certified by a RPEQ generally in accordance with “<i>Guide to the Structural Design of Road Pavements, Austroads</i>” or <i>APRG Report No. 21 - A Guide to the Design of Pavements for Light Traffic, Austroads</i> whichever is appropriate and the relevant approved plans/documents. 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, asset register and test results, certified by a RPEQ, in a format acceptable to the Council of all pavement works constructed in accordance with this condition.	a) Prior to commencement of pavement construction works. b) Prior to commencement of use c) Prior to commencement of use
17.	Vehicle Crossover and Entrance from Moores Road a) Submit to EDQ Development Assessment, DSDMIP the detailed design of the vehicle entrance lane from Moores Road, certified by a RPEQ, generally in accordance with <i>EDQ PDA Guideline No. 13 Engineering standards</i>. The vehicle entrance lane to car park is to be designed in accordance with the <i>Queensland Urban Drainage Manual (4th Edition) 2016</i> and not exceed a maximum depth of 300 mm depth of flooding. b) Construct the vehicle crossover generally in accordance with the approved plans and part a) of this condition. The vehicle crossover is to be designed and constructed in accordance with the relevant Council standards for driveway crossovers. c) Submit to EDQ Development Assessment, DSDMIP certification by a RPEQ written evidence demonstrating that the vehicle crossover and entrance lane has been constructed in accordance with part a) and b) of this condition.	a) Prior to commencement of use. b) Prior to commencement of use. c) Prior to commencement of use.
18.	Moores Road Frontage Upgrade a) Submit to EDQ Development Assessment, DSDMIP engineering design and construction drawings for the Moores Road frontage, certified by a RPEQ, including any parking bays, traffic devices, street trees, street lighting and a footpath/shared path, prepared with reference to the <i>Traffic Impact Assessment – Weinam Creek PDA Stage 1 Version 2, dated 7/09/2018 prepared by Cardno</i>. The engineering design and construction drawings are to be	a) Prior to commencement of site work.

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	generally in accordance with the following plans and documents: i. <i>PDA Guideline No.13 Engineering standards;</i> ii. <i>Moores Road Frontage Plan, prepared by EDQ and dated 31 July 2019;</i> iii. <i>Traffic Impact Assessment – Weinam Creek PDA Stage 1 Version 2, dated 7/09/2018 prepared by Cardno.</i> iv. <i>Roadworks and Stormwater Drainage Plan, drawing No. 18-003166-300 Revision A, prepared by Calibre and dated 02/4/2019.</i> v. <i>Moores Road Longitudinal Section & Typical Details, drawing No. 18-003166-301 Revision B, prepared by Calibre and dated 16/5/2019.</i> vi. <i>Moores Road Cross Sections, drawing No. 18-003166-302 Revision A, prepared by Calibre and dated 02/04/2019</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, 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. <i>Refer Advice Note 7 Moores Road – Local Collector Road.</i>	b) Prior to commencement of use. c) Prior to commencement of use.
19.	Bridge / Boardwalk Structure a) Submit to EDQ Development Assessment, DSDMIP detailed bridge/boardwalk design plans, certified by a RPEQ, generally in accordance with the following plans and documents: i. <i>PDA Guideline No. 13 Engineering standards;</i> ii. <i>AS5100.1 – 2017 Bridge design and the following plans</i> iii. <i>Proposed Boardwalk - Locality Plan, S001 Rev. C prepared by Wagners dated ‘Date 3’;</i> iv. <i>Proposed Boardwalk – Site Layout Plan, S003 Rev. C prepared by Wagners dated ‘Date 3’; and</i> v. <i>Proposed Boardwalk – Layout Plan, S100, Rev. B prepared by Wagners dated 12.03.19.</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, asset register and test results, certified by a RPEQ, in a format acceptable to the Council of all works constructed in accordance with this condition.	a) Prior to commencement of site works for the boardwalk/ bridge. b) Prior to commencement of use. c) Prior to commencement of use.
20.	Stormwater Drainage Infrastructure a) Submit to EDQ Development Assessment, DSDMIP detailed engineering drawings, certified by an RPEQ, providing stormwater infrastructure to service Lot 100 SP309514, traversing the development site to Moores Creek, generally in accordance with the	a) Prior to commencement of site works.

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	following plans and documents: i. <i>PDA Guideline No. 13 Engineering standards</i> ii. Stormwater pipe sizing as identified in the <i>Queensland Urban Drainage Manual (4th Edition) 2016</i> to accommodate post-development flows; and iii. The stormwater pipe location as shown on <i>Preliminary Carpark Watermain Layout Plan, drawing C18-214-SK05 Revision A, prepared by Naxos Engineers and dated 03/09/2018 and amended in red 6 September 2019.</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, asset register and test results, certified by a RPEQ, in a format acceptable to the Council of all public stormwater constructed in accordance with this condition.	b) Prior to commencement of use. c) Prior to commencement of use.
21.	Stormwater Management (Quality) - Compliance Assessment a) Submit to EDQ Development Assessment, DSDMIP for compliance assessment a Site Based Stormwater Management Plan (SBSMP) and detailed engineering design and construction drawings, certified by an RPEQ, prepared with reference to the <i>Site Based Stormwater Management and Flood Impact Assessment Revision 3, document No. M7189_001, prepared by Engeny Water Management dated 22 March 2019.</i> The SBSMP and associated design and construction drawings are to: i. Be prepared generally in accordance with: A. <i>PDA Guideline No. 13 Engineering standards – Stormwater quality;</i> B. <i>The WaterByDesign - Bioretention Technical Design Guideline: Version 1.1;</i> and ii. Achieve the stormwater quality criteria in the <i>State Planning Policy 2017</i>, without the need to lift the level of the car park. b) Construct the works generally in accordance with the SBSMP approved 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 site works for stormwater management infrastructure. b) Prior to commencement of site works for stormwater management infrastructure. c) Prior to commencement of use.
22.	Stormwater Management (Quantity) a) Submit to EDQ Development Assessment, DSDMIP detailed design plans and hydraulic calculations, certified by a RPEQ, for the	a) Prior to commencement of

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	proposed stormwater drainage system generally in accordance with the following documents: i. <i>PDA Guideline No. 13 Engineering standards – Stormwater quantity</i>; and ii. the compliance assessed and approved <i>Site Based Stormwater Management and Flood Impact Assessment Revision 3</i> required under Condition 21 Stormwater Management (Quality). 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.	site works. b) Prior to commencement of use. c) Prior to commencement of use.
23.	Street Lighting – Moores Road Frontage a) Design and install a street lighting system, certified by a RPEQ, to Moores Road Frontage as identified on the <i>Moores Road Frontage Plan prepared by EDQ dated 31 July 2019</i>. The design of the street lighting system is to: 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'; and iv. Be generally in accordance with <i>AS1158 – 2010 Lighting for Roads and Public Spaces</i>. b) Construct the works generally in accordance with the street lighting plans endorsed 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.	a) Prior to commencement of use. b) Prior to commencement of use. c) Prior to commencement of use.
24.	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 to the development; OR b) Written evidence from Energex confirming that the applicant has entered into an agreement to provide underground electricity services to the development.	Prior to commencement of use.
25.	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.

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26.	Acoustic Barriers a) Install acoustic barriers as shown on the <i>Moores Road Carparking Plan with Interim Parking – WEINAM CREEK PDA, Plan Reference 133693-12N, prepared by RPS, dated 6 September 2019 and amended in red 6 September 2019.</i> The acoustic barriers are to be constructed to meet the following requirements: - Be located wholly within the boundaries of the site, but as close as practicable to the common boundary with adjoining lots; - The height of the barriers shall be minimum 1.8m above the top of the proposed batters or boundary level, whichever is highest; and - Using materials that achieve a minimum surface density of at least 10kg/m². b) Submit to EDQ Development Assessment, DSDMIP certification from an RPEQ that the acoustic barrier has been constructed generally in accordance with part a) of this condition.	a) Prior to commencement of use. b) Prior to the commencement of use.
27.	Refuse Collection Submit to EDQ Development Assessment, DSDMIP refuse collection approval from Council or a private waste contractor.	Prior to commencement of use.
Landscaping		
28.	Landscape Works Undertake landscape works generally in accordance with the <i>Landscape Work Package, prepared by O2 Landscape Architecture Pty Ltd and dated 03/05/2019, as amended in red on 6 September 2019.</i>	Prior to commencement of use and to be maintained.
29.	Outdoor Lighting The construction of outdoor lighting is to be generally in accordance with the following plans and documents: <i>Carpark Lighting Design Report Project Number 18-1393 Issue B</i>, prepared by Peter Eustace and Associates Consulting Engineers and dated 19 November 2018; and <i>AS4282 -1997 Control of the Obtrusive Effects of Outdoor Lighting.</i>	Prior to commencement of use and to be maintained.
Environment		
30.	Acid Sulfate Soils a) Undertake soil testing to determine the presence of potential or actual Acid Sulfate Soils. b) 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	a) Prior to commencement of site works. b) Prior to commencement of site works.

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	control.	
	c) Excavate, remove and/or treat on-site all acid sulfate soils generally in accordance with the certified ASSMP submitted under part b) of this condition.	c) Prior to commencement of use.
31.	Erosion and Sediment Management a) Submit to EDQ Development Assessment, DSDMIP an Erosion and Sediment Control Plan (ESCP), certified by a RPEQ or a certified 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> Given the proximity of the site to sensitive receiving waters, the ESCP is required to demonstrate how the works will: A. Limit clearing to only the area necessary to undertake construction works and shown in the plans; B. Minimise the extent and duration of soil and sediment disturbance; C. Minimise the use of machinery in the waterway; D. Minimise disturbance to the instream bed and banks (e.g. use of geofabric as a work base, or construction of a platform above the substrate); E. Ensure vegetation near waterways is cut no lower than ground level and leaves the root in the ground to aid in soil stabilisation; F. Only remove the roots of vegetation as identified in condition 32 part b) Removal of Significant Vegetation, and only if absolutely necessary; G. Minimise use of machinery to be no greater than the capacity required for the purpose; H. Control water movement through the site; I. Undertake clearing immediately before construction only; J. Ensure no areas of bare soil unless being actively worked; K. Use and maintain sediment barriers such as sediment fences, mulch berms, sediment socks and temporary silt screens and ensure these barriers are functional for the duration of the works; L. Ensure any stockpiles are not in overland flow paths; M. Use bunds to minimise runoff during construction; and N. Revegetate disturbed areas as soon as practicable in accordance with condition 36 Significant Vegetation Restoration Plan. b) Implement the certified ESCP as submitted under part a) of this condition.	a) Prior to commencement of site works. b) At all times during site works.

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32.	Removal of Significant Vegetation a) There is to be no clearing of non-juvenile koala habitat trees associated with the development. b) Removal of Significant Vegetation authorised under this approval is limited to the following areas as identified on the <i>Ecological Assessment Stage 1 Weinam Creek PDA - Location of Survey Sites Plan, Figure 3.1 # 0397-008 NTP 145, prepared by BAAM Ecological Consultants, dated 07.05.2019 amended in red 6 September 2019</i>: i. marine plants located within the white hatched area; and ii. vegetation located within the red dotted line identified as the Stage 1 Boundary.	a) At all times. b) At all times.
33.	Significant Vegetation – Notice of Removal a) Provide to EDQ Development Assessment, DSDMIP written notice of the date that significant vegetation removal works commenced under this PDA development approval. The written notice is to: i. Be emailed to the following email address: pdadevelopmentassessment@dsdmip.qld.gov.au ii. Include the PDA development approval reference number - DEV2018/991; and iii. Include the condition number under which this notice is required. b) Provide to EDQ Development Assessment, DSDMIP written notice of the date that significant vegetation removal works are completed under this PDA development approval. The written notice is to: i. Be emailed to the following email address: pdadevelopmentassessment@dsdmip.qld.gov.au ii. Include the PDA development approval reference number - DEV2018/991; iii. Include the condition number under which this notice is required; and iv. Include a report, prepared by a suitably qualified professional with experience in marine plant management, documenting the completed significant vegetation removal, including: A. Photos taken before, during and after the works, taken at the same monitoring sites; and B. An evaluation of the actual impacts of the development on the significant vegetation on the site, with a focus on the marine plants.	a) Within five (5) business days of commencement of significant vegetation removal. b) Within fifteen (15) days of completion of significant vegetation removal.
34.	Temporary Waterway Barriers Install temporary instream waterway barriers, including in mangrove habitats, to meet the requirements of Sections 4.3 and 7 of the <i>Accepted development requirements for operational work that is constructing or raising waterway barrier works by the Department of Agriculture and Fisheries, 2018</i>.	At all times during the site works when waterway barriers are required.

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	The temporary waterway barrier works are to include or involve the following criteria: - Not to commence during times of elevated flow; - When in un-bunded tidal areas, be scheduled to occur within two hours either side of low tide; - Include instream sediment control measures; - Feature dimensions limited to the minimum practicable for the site and the purpose; - Keep marine plants areas free of ponded water to prevent stress and mortality of marine plants; - Use a method of draining water to not cause fish to become trapped or stranded, or have a detrimental impact on the wellbeing of fish; - Excavation work in un-bunded tidal areas be scheduled to occur within two hours either side of low tide; - When in tidal waterways, tidal exchange and flow at the site should not be impeded for more than 21 days, and after 21 days tidal flushing must be restored; - Remove instream sediment control measures prior to cessation of works; - If there is more than one temporary waterway barrier in the location, the most downstream waterway barrier should be removed first; - Finish within 180 calendar days after commencement; and - Be removed from within the waterway and disposed of at least 50m away from the waterway.	
35.	Essential Habitat Zone Boundary The area identified as Essential Habitat, where outside the areas identified as either marine plants or Stage 1, as defined in condition 32 part b) Removal of Significant Vegetation, is to be clearly marked with corner pegs and boundary markers to prevent development works and associated activities, including storage, parking and runoff, from entering the Essential Habitat Zone.	Prior to commencement of site works and maintained until site works completion.
36.	Significant Vegetation Restoration Plan - Submit to EDQ Development Assessment, DSDMIP a Restoration Plan, prepared by a suitably qualified professional with experience in marine plant management, that demonstrates how the development: - Will achieve a net gain in marine plants within five (5) years of the works being completed; and - Addresses the identified impacts on significant vegetation as described in condition 33 part b) iv. B. Significant Vegetation – Notice of Removal. - Undertake the restoration works in accordance with the Restoration Plan.	- Within three (3) months of the removal of significant vegetation. - Prior to commencement of use.
37.	Disposal of Spoil and Removed Vegetation Any spoil created, or vegetation removed, as a result of this PDA development approval is:	At all times during site works.

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	i. not to be disposed of on tidal lands or within waterways; and ii. is to be managed to prevent acid soil development.	
Surveying, land dedication and easements		
38.	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 commencement of use.
39.	Easements over Stormwater Infrastructure in Favour of Lot 100 SP309514 A public utility easement must be provided over the proposed stormwater infrastructure servicing Lot 100 SP309514 as required by condition 20 Stormwater Drainage Infrastructure. This public utility easement is to be provided in favour of and at no cost to the grantee.	Prior to commencement of use.

Advice Notes	
General	
1.	Other Approvals 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. For clarity purposes, please note that this PDA Development Approval does not grant approval for development or works assessable under legislation other than the <i>Economic Development Act 2012</i> . This includes any approvals that may be required to enact the development under the <i>Planning Act 2016</i> , the <i>Marine Parks Act 2004</i> or the <i>Environmental Protection and Biodiversity Conversation Act 1999</i> .
2.	Aboriginal Cultural Heritage The <i>Aboriginal Cultural Heritage Act 2003</i> requires anyone who carries out a land use activity to exercise a duty of care. Further information on cultural heritage duty of care is available on the Department of Aboriginal and Torres Strait Islander Partnerships (DATSIP) website: https://www.datsip.qld.gov.au/resources/datsima/people-communities/cultural-heritage/cultural-heritage-duty-care.pdf The DATSIP has established a register and database of recorded cultural heritage matters, which is also available on the Department's website: https://www.datsip.qld.gov.au/people-communities/aboriginal-torres-strait-islander-cultural-heritage/cultural-heritage-search-request Quandamooka Yoolooburrabee Aboriginal Corporation (QYAC) is the registered cultural heritage body in the Redland City local government area. You may wish to consult with QYAC in relation to aboriginal and cultural heritage matters prior to the commencement of works on site. QYAC can be contacted on 07 3415 2816 or admin@QYAC.net.au Should any aboriginal, archaeological or historic sites, items or places be identified, located or exposed during construction or operation of the development, the <i>Aboriginal and Cultural Heritage Act 2003</i> requires all activities to cease. Should this occur, please contact DATSIP for

Advice Notes	
	further information.
3.	Operational Work associated with Approved Material Change of Use The Weinam Creek Priority Development Area Development Scheme identifies that “<i>Carrying out of operational work associated with an approved material change of use</i>” is exempt development. This PDA development approval has been issued noting that all operational work as a consequence of the approved material change of use (car park and bridge) will be exempt development, subject to compliance with this PDA development approval.
4.	Subject Site - Street Address and Real Property Descriptions The street addresses and real property descriptions contained in this Decision Notice are different to the information as identified at the time the application was properly made in February 2019, and at the time the application was publicly notified in April and May of 2019. The change in the description of the land as identified in this Decision Notice is as a result of the registration of a new survey plan over part of the site, as well as updates to Council mapping and street address allocation. It is noted that the change in the description of the land is not as a result of the proposal being amended, or land being added to or removed from the application.
5.	Staging Some of the approved plans and documents in this PDA decision notice reference staging. The conditions in this PDA development approval are not staged and apply to the approved works in their entirety.
6.	Electric Vehicle Charging It is recommended that the car park be designed and constructed to enable the future installation of electric vehicle charging infrastructure and the provision of dedicated parking spaces for electric vehicle charging. Information on how to plan for and deliver electric vehicle charging infrastructure can be found in EDQ Practice Note 20 - Electric Vehicle (EV) Charging Infrastructure dated November 2018 and sourced on the Department of State Development, Manufacturing Infrastructure and Planning (DSDMIP) website: http://www.dsdmip.qld.gov.au/resources/guideline/pda/practice-note-electric-vehicle-charging.pdf
Associated with Conditions	
7.	Moores Road – Local Collector Road (Condition 18) Moores Road is identified as a Local Collector Road and full details can be obtained from the Redland City Council website: https://www.redland.qld.gov.au/info/20271/priority_development_areas/734/pda_specialist_back_ground_reports
8.	Acoustic Barrier – Materials (Condition 26) Suitable materials for the acoustic barrier may include: - lapped 19mm thick pine palings with 40% overlap; 9mm fibre cement sheet, masonry, aerated concrete; 6.38mm laminate glass; or - other materials which satisfy the minimum surface density requirement.

Advice Notes

9. Waterway Barrier Works (Condition 34)

This PDA development approval requires temporary waterway barrier works but does not approve waterway barrier works that are assessable development under the *Planning Act 2016*. Waterway barrier works that do not fall within the parameters of accepted development may require separate approval under the *Planning Act 2016*.

Infrastructure

10. Moores Road and Meissner Street / Government Road Intersection Upgrade

An upgrade of the intersection of Moores Road and Meissner Street / Government Road is identified in the Infrastructure plan in the Weinam Creek Priority Development Area Development Scheme (the development scheme). The Implementation plan in the development scheme identifies the intersection upgrade as a short-term action necessary to deliver identified connectivity and accessibility outcomes in the PDA. The capacity, safety and upgrading of this intersection will need to be identified and addressed as part of the future PDA development application for the master plan for the PDA.

11. Infrastructure – Charges, Credits, Offsets

The development approved in this PDA development approval does not require the payment of infrastructure contributions and is not eligible for infrastructure credits. EDQ recognises that infrastructure upgrades delivered as a part of this development may be offsetable. Until such time as an infrastructure plan for the PDA is finalised, a first principles assessment of infrastructure will be undertaken by EDQ, in consultation with Council, to identify how any relevant offsets may be applied.

It is noted that the Redland City Council Local Government Infrastructure Plan (LGIP), part 10, Table SC 3.1.4 – Transport network schedule of works identifies the following item:

- New 2.5m Off-Road Cycle Path (TR-L-316) – \$114,430.00 (Map LGIP-05-74)

**** End of Package ****