



Our ref: DEV2019/1091

28 April 2020

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

Redland Investment Corporation Pty Ltd
C/- Town Planning Alliance
Att: Jessica Robson and Vu Nguyen
PO Box 5329
WEST END QLD 4101

Email: eda@tpalliance.com.au

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 (3 LOTS INTO 3 LOTS AND NEW ROAD) AT 12, 22 AND 2-26 MEISSNER STREET, REDLAND BAY DESCRIBED AS LOT 1 ON RP90590, LOT 143 ON SL843 AND LOT 6 ON RP178363

On 28 April 2020, the Toondah Harbour and Weinam Creek Local Representative Committee as the delegate for 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 Toondah Harbour and Weinam Creek Local Representative Committee as MEDQ delegate 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 Kari Stephens on 3452 7167 or by email at kari.stephens@dsdmip.qld.gov.au.

Yours sincerely

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

Minister for Economic Development
Queensland
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PDA Decision Notice – Approval

Site information		
Name of Priority Development Area	Weinam Creek	
Site address	12, 22 and 2-26 Meissner Street, Redland Bay	
Lot on plan description	Lot number	Plan description
	1	RP90590
	143	SL843
	6	RP178363

PDA development application details	
DEV reference number	DEV2019/1091
'Properly made' date	9 January 2020
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 (3 Lots into 3 Lots and New Road)

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	28 April 2020
Currency period	Four (4) years from date of decision

Plans and documents			
The plans and documents approved by the MEDQ and referred to in the PDA development conditions are detailed in the table below.			
Approved plans and documents		Number (if applicable)	Date (if applicable)
1.	Weinam Creek Stage 2 Layout	139080-19 Revision B	11 Feb 2020

Abbreviations and definitions

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

1.	COUNCIL means the Redlands City Council.
2.	DSDMIP means the Department of State Development, Manufacturing, Infrastructure and Planning.
3.	EDQ means Economic Development Queensland.
4.	MEDQ means the Minister for Economic Development Queensland.
5.	PDA means Priority Development Area.

PDA Development Conditions – Reconfiguring a Lot

No.	Condition	Timing
1.	Carry out the Approved Development Carry out the approved development generally in accordance with the approved plan.	Prior to survey plan endorsement.
2.	Retention of Lot 1 by Council Ownership of the newly created land shown as Lot 1 on SP309555 on plan titled 'Weinam Creek Stage 2 Layout', drawing number 139080-19 Revision B, is to be retained by Council in fee simple freehold for the purposes of conservation and environmental purposes. <i>Refer Advice note 1.</i>	At registration of survey plan
3.	Stormwater – Lawful Point of Discharge to Weinam Creek for Lot 2 on SP309555 Submit to EDQ Development Assessment, DSDMIP documentation demonstrating that a lawful point of discharge that can accommodate future post-development flows for proposed Lot 2 on SP309555 is provided by either: a) an easement wholly contained within proposed Lot 1 in favour of proposed Lot 2, to enable future stormwater discharge to Weinam Creek. OR b) a stormwater discharge agreement between proposed Lot 1 and proposed Lot 2 to enable future stormwater discharge from proposed Lot 1, over proposed Lot 2, to Weinam Creek.	a) and b) prior to survey plan endorsement.

Advice Notes	
General	
1.	Retention of Lot 1 by Council Redland City Council and Economic Development Queensland have discussed the protection of the environmental values of Lot 1 in perpetuity. Redland City Council has advised they will give consideration to these values (including but not limited to: indigenous flora and fauna, habitats, environmental features and water quality) once the land has been transferred to Council. Following consideration of these values, Council will put in place any protections relevant to those values, which may include designations over the land, such as Conservation Area, Creek Corridor or Wetlands.
2.	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.
3.	Approval does not enable exempt Operational Work 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. This development approval is for a management subdivision only and does not envisage or authorise any operational work associated with this reconfiguring a lot development to occur.
4.	New road and future development on Lot 2 SP309555 This PDA development approval includes the creation of new road reserve. The PDA development application materials identified the purpose of this small area of new road reserve is to accommodate a future pad mount transformer to service a future development proposal on proposed Lot 2 SP309555. Please note that this PDA development approval has not considered, assessed or supported: • any future development on proposed Lot 2; or • the need for, or location of, a new pad mount transformer. If the new road reserve is created and/or a pad mount transformed constructed, please note that these works are undertaken at the choice and risk of the applicant, and will not restrict the design or assessment of any future development proposal on Lot 2.
5.	Infrastructure Credits Infrastructure credits applicable to this development, if any, can be determined and confirmed by EDQ at time of lodgement of the survey plan for plan sealing.

**** End of Package ****