



Department of
**State Development, Infrastructure,
Local Government and Planning**

Our ref: DEV2021/1212

15 October 2021

Redland Investment Corporation Pty Ltd
C/- Town Planning Alliance
PO Box 7657
EAST BRISBANE QLD 4169

Att: Jessica Robson and Vu Nguyen (eda@tpalliance.com.au)

Dear Jessica and Vu

S89(1)(a) Approval of PDA development application
Development Permit for Material Change of Use – Club (Interim Use) at 5-9 Weinam Street, Redland Bay described as Lot 902 on SP223465

On 15 October 2021, pursuant to s.85(4)(b) of the *Economic Development Act 2012*, the Toondah Harbour and Weinam Creek Local Representative Committee, as the delegate for the Minister for Economic Development Queensland (MEDQ) decided to grant **all** of the PDA development application applied for, in accordance with the attached 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 at www.dsdilgp.qld.gov.au/pda-da-applications.

If you require any further information, please contact Anita Torbey Fuller Development Assessment, Economic Development Queensland on (07) 3452 7856 or at anita.torbeyfuller@dsdilgp.qld.gov.au.

Yours sincerely

Jeanine Stone
Director
Development Assessment
Economic Development Queensland

PDA Decision Notice

Site information		
Name of priority development area (PDA)	Weinam Creek PDA	
Site address	5-9 Weinman Street, Redland Bay	
Lot on plan description	Lot number	Plan description
	902	SP223465
PDA development application details		
DEV reference number	DEV2021/1212	
'Properly made' date	23 August 2021	
Type of application	☒ PDA development application for: ☒ Material change of use ☐ Preliminary approval ☒ Development permit ☐ Reconfiguring a lot ☐ Preliminary approval ☐ Development permit ☐ Operational work ☐ Preliminary approval ☐ Development permit ☐ Application to change PDA development approval ☐ Application to extend currency period	
Proposed development	Club (Interim Use)	

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		15 October 2021	
Currency period		2 years from the date of the decision	
Approved plans and documents			
The plans and documents approved by the MEDQ and referred to in the PDA development conditions for the PDA development approval are detailed below.			
Approved plans and documents		Number	Date
1.	Relocation of Community Facilities	133693-26 Rev F	17 August 2021 (Amended in Red 8 October 2021)
2.	Proposed Relocated Lions Facility (Front and Rear)	DA-01	
3.	Proposed Relocated Lions Facility (Side)	DA-02	
4.	Proposed RSL Facility	DA-03	
5.	Proposed Relocated RSL Facility	DA-04	
6.	Proposed Relocated RSL/Lions Facility – Sewer Line/Tree Impact Overlay		
7.	Sewer Reticulation Layout Plan	18-003165 SK100 rev 1	16 Sep 2021

PDA development conditions	
PREAMBLE AND ABBREVIATIONS	
For the purpose of interpreting this approval, including the conditions, the following applies:	
ABBREVIATIONS AND DEFINITIONS:	
1.	DSDILGP means the Department of State Development, Infrastructure, Local Government and Planning
2.	EDQ means Economic Development Queensland
3.	EDQ TS means Economic Development Queensland's – Technical Services team
4.	EP Act means the <i>Environmental Protection Act 1994</i>
5.	PDA means Priority Development Area

No.	Condition	Timing
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.	Maintain the approved development Maintain the approved development generally in accordance with the approved plans and documents.	At all times following commencement of use
3.	Duration of Interim Use a) The use is approved for an interim use period of five (5) years from the date of this decision, after which time the use shall cease. b) At the conclusion of the interim period, all structures and hardstand areas associated with this approval shall be removed.	As indicated
Construction management		
4.	Water connection Connect the approved development to the existing water reticulation network generally in accordance with <i>the SEQ Water Supply and Sewerage Design and Construction Code</i> and Redland Council current adopted specifications.	Prior to commencement of use
5.	Sewer connection Connect the approved development to the existing sewer reticulation network generally in accordance with the Sewer Reticulation Layout Plan (drawing reference 18-003165 SK100 rev 1), <i>the SEQ Water Supply and Sewerage Design and Construction Code</i> and Council's adopted specifications.	Prior to commencement of use
6.	Stormwater connection Connect the approved development to a lawful point of discharge: a) with 'no-worsening' to upstream or downstream properties for storm events up to 1% Annual Exceedance Probability; and b) generally in accordance with Council's current adopted standards.	Prior to commencement of use
7.	Protection of Vegetation The vegetation adjacent to the rear property boundary and adjacent drip lines will be protected and 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 vegetated area.	Prior to commencement of site works and maintained until site works completion.
8.	Outdoor lighting Any additional outdoor lighting within the site is to be designed and constructed in accordance with <i>Australian Standard AS 4282:1997 Control of the Obtrusive Effects of Outdoor Lighting</i> .	Prior to commencement of use
9.	Finished Floor Level The minimum finished floor levels shall be 2.85m AHD.	Prior to commencement of use

STANDARD ADVICE

Please note that 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.

**** End of Package ****