



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

Our ref: DEV2021/1213

11 November 2021

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

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

Dear Jessica and Vu

S89(1)(a) Approval of PDA development application
Development Permit for Material Change of Use – Outdoor Sport and Recreation (interim use) at 23-29 Moores Road, Redland Bay described as Lot 2 on SP297847

On 11 November 2021, pursuant to s.85(4)(b) of the *Economic Development Act 2012*, 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.dsdlgp.qld.gov.au/pda-da-applications.

If you require any further information, please contact Kari Stephens Development Assessment, in Economic Development Queensland, by telephone on (07) 3452 7167 or at kari.stephens@dsdlgp.qld.gov.au, who will be pleased to assist.

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	23-29 Moores Road, Redland Bay	
Lot on plan description	Lot number	Plan description
	2	SP297847
PDA development application details		
DEV reference number	DEV2021/1213	
'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	Outdoor Sport and Recreation (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	11 November 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 Sea Dragons Facilities	133693-29 Revision B	17 August 2021 (amended in red, 13 September 2021)
2. Landscape Concept Plan	358 SD_LR003_C	24 August 2021 (amended in red, 13 September 2021)
3. Proposed Sea Dragons Facility	DA-01	Amended in red 11 November 2021

PDA development conditions

PREAMBLE AND ABBREVIATIONS

For the purpose of interpreting this approval, including the conditions, the following applies:

ABBREVIATIONS AND DEFINITIONS:

1. **Council** means the relevant local government for the land the subject of this approval.
2. **DSDILGP** means the Department of State Development, Infrastructure, Local Government and Planning
3. **EDQ** means Economic Development Queensland
4. **EDQ TS** means Economic Development Queensland's – Technical Services team.
5. **PDA** means Priority Development Area
6. **RPEQ** means Registered Professional Engineer of Queensland

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 Use (interim use period) 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 use period, all structures and hardstand areas associated with the use shall be removed, and the site returned to a landscaped/grassed state.	As indicated
4.	Vehicle access Construct vehicle crossovers from the existing carpark driveway to the outdoor sport and recreation use: a) generally in accordance with the approved plans; and b) designed generally in accordance with Council's adopted standards	Prior to commencement of use
5.	Vehicle Access Barrier Provide barriers in the locations annotated on the approved plan Relocation of Sea Dragon Facilities, Plan No. 133693-29, Rev B, dated 17 August 2021, which restrict unauthorised vehicular access and / or parking to the site.	Prior to commencement of use
6.	Revegetation Zone The boundaries of the revegetation zone shall be clearly marked with boundary markers to prevent development works and associated activities, including storage, parking and runoff, from entering the Revegetation Zone as shown on the <i>Landscape Concept Plan, prepared by 02 Landscape Architecture dated 24 August 2021.</i>	Prior to commencement of site works and top be maintained.

No.	Condition	Timing
7.	Landscape works Construct landscape works generally in accordance with the <i>Landscape Concept Plan, prepared by 02 Landscape Architecture dated 24 August 2021</i> .	Prior to commencement of use and to be maintained
8.	Flood immunity and finished floor levels a) Construct the slab of the primary structure (portal frame) so the finished floor level matches the existing surface level of the site. b) Construct the slab of the smaller storage shed (not exceeding 6m x 15m) so the finished floor level is 2.8m AHD. c) Remove all excavated material from the site (no excavated material is to be placed in the flood plain).	Prior to commencement of use
9.	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

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 ****