



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

Our ref: DEV2021/1198

2 February 2022

12 Auster Street Pty Ltd
C/- Superior Jetties
Attn: Mr Gerard Durkin and Mr Lance Blumenthal
PO Box 202
LABRADOR QLD 4215

Email: bmiraken@superiorjetties.com

Dear Mr Durkin and Mr Blumenthal

S89(1)(a) Approval of PDA development application

PDA Development Permit for material change of use for Landing and operational work for Tidal Works at 6-12 Auster Street, Redland Bay described as Lot 5 on SP287108

On 2 February 2022, 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 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 at www.dsdlgp.qld.gov.au/pda-da-applications.

If you require any further information, please contact Gabrielle Shepherd, Senior Planner, Development Assessment, in Economic Development Queensland, by telephone on (07) 3452 7914 or at gabrielle.shepherd@dsdlgp.qld.gov.au, who will be pleased to assist.

Yours sincerely

Kari Stephens
**Acting Director
Development Assessment
Economic Development Queensland**

PDA Decision Notice

Site information		
Name of priority development area (PDA)	Weinam Creek	
Site address	6-12 Auster Street, Redland Bay	
Lot on plan description	Lot number	Plan description
	Lot 5	SP287108

PDA development application details	
DEV reference number	DEV2021/1198
'Properly made' date	10 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	Landing and tidal works for a private jetty

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	2 February 2022
Currency period	MCU – 6 years from the date of the decision OPW – 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.	Site Plan, prepared by Superior Jetties	17749-D01	12/03/21 as amended in red on 28/01/2022
2.	Elevations and General Notes, prepared by Superior Jetties	17749-D02 Rev A	27/09/21
3.	Pontoon Construction Details, prepared by Superior Jetties	17749-D03 Rev A	27/09/21
4.	Gangway Construction Details, prepared by Superior Jetties	17749-D04	12/03/21
5.	Mooring Platform Constructions Details, prepared by Superior Jetties	17749-D05	12/03/21

PDA development conditions

ABBREVIATIONS

The following is a list of abbreviations utilised in this approval:

1. **Certification Procedures Manual** means the document titled *Certification Procedures Manual*, prepared by EDQ, dated April 2020 (as amended from time to time).
2. **EDQ DA** means Economic Development Queensland's – Development Assessment team.
3. **EDQ TS** means Economic Development Queensland's – Technical Services team.
4. **EP Act** means the *Environmental Protection Act 1994*.

PDA Development Conditions

No	Condition	Timing
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.	Maintain the approved development Maintain the approved development generally in accordance with the approved plans and documents.	At all times following commencement of use
Limitations of Use		
3.	To ensure the adjoining property owner is not unduly prejudiced and safe navigation is maintained, the use of the marine structure shall be limited as follows: a) No vessels shall be permanently moored on the eastern side of the marine structure; and b) The eastern side of the marine structure shall be used only for the launching and retrieval of non-powered personal watercraft only; and c) Weather-proof signage advising the restrictions of use above, shall be permanently installed on the marine structure.	At all times following commencement of use
Construction management		
4.	Hours of work - construction Unless otherwise endorsed, via Compliance Assessment for out of hours work, construction hours for the approved development are limited to Monday to Saturday between 6:30am to 6:30pm, excluding public holidays.	During construction unless otherwise endorsed
5.	Outdoor lighting 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
6.	Certification of Operational Work Carry out all Operational Work under this approval in accordance with the <i>Certification Procedures Manual</i> .	At all times
7.	Construction management plan (operational work) a) Submit to EDQ TS a site-based Construction Management Plan (CMP), prepared by the principal site contractor, to manage construction impacts, including: i. noise and dust in accordance with the EP Act; ii. stormwater flows around and through the site without causing any actionable nuisance to upstream and downstream properties; iii. Measures to be taken to prevent polluting adjacent waters as a result of silt run-off, oil and grease spills from machinery; iv. Turbidity in tidal waters as a result of the tidal works; v. Sediment disturbance within the waterway during works	a) Prior to commencing work

PDA Development Conditions		
No	Condition	Timing
	vi. complaints procedures; vii. site management: 1. for safe and functional temporary vehicular access points and frequency of use; 2. for the safe and functional loading and unloading of materials including the location of any remote loading sites; 3. for the location of materials, structures, plant and equipment; 4. of waste generated by construction activities; 5. detailing how materials are to be loaded/unloaded; 6. of employee and visitor parking areas; 7. of anticipated staging and programming; 8. for the provision of safe and functional emergency exit routes; and 9. any out of hours work as endorsed via Compliance Assessment. b) A copy of the CMP submitted under part a) of this condition must be current and available on site. c) Carry out all construction work generally in accordance with the CMP submitted under part a) of this condition.	b) During construction c) During construction
8.	Erosion and sediment management (operational works) a) Submit to EDQ TS an Erosion and Sediment Control Plan (ESCP), certified by a RPEQ or an accredited professional in erosion and sediment control, and prepared generally in accordance with the following: i. construction phase stormwater management design objectives of the <i>State Planning Policy 2017</i> (Appendix 2 Table A); ii. <i>Healthy Land and Water Technical Note: Complying with the SPP – Sediment Management on Construction Sites</i>. b) Implement the certified ESCP submitted under part a) of this condition.	a) Prior to commencing work b) During construction
9.	Public infrastructure (damage, repairs and relocation) a) Repair any damage to existing public infrastructure caused by works carried out in association with the approved development. b) Should existing public infrastructure require repair or relocation, due to the approved development and/or works associated with the approved development, repair and/or relocate the public infrastructure at no cost to others and in accordance with statutory requirements and adopted design standards. <i>NOTE: It is recommended applicants record their own dated photographic evidence of the condition of relevant existing public infrastructure both before and after works carried out in association with the approved development.</i>	a) Prior to practical completion b) Prior to practical completion
Maritime safety		
10.	The construction, operation and maintenance of the structure, and any ship moored at this structure must not impede the safe navigation of other ships or restrict safe access to or from neighbouring structures.	At all times
11.	a) Provide written notice to the Regional Harbour Master, Marine Operations (Brisbane Region), Maritime Safety Queensland, Department of Transport and Main Roads (MSQ_IDAS_Brisbane@tmr.qld.gov.au), when the development authorised under this approval is scheduled to commence. b) Provide written notice to the Regional Harbour Master, Marine Operations (Brisbane Region), Maritime Safety Queensland, Department of Transport and Main Roads (MSQ_IDAS_Brisbane@tmr.qld.gov.au), when the development authorised under this approval has been completed.	a) At least fourteen (14) days prior to the commencement of work. b) Within fourteen (14) days of the completion of works.

PDA Development Conditions		
No	Condition	Timing
	<i>Note: Each written notice must reference application number DEV2021/1198, the location and name of registered place and the condition number under which the notice is being given.</i>	
12.	All vessels, structures, plant and equipment associated with the construction of the approved works must be lit/marked in accordance with the following specifications and requirements such that undertaking the construction works does not cause a risk to the safe navigation of ships: a) Any anchors deployed must be marked with yellow buoys with FL yellow lights fitted; and b) Any barge to be fitted with flashing yellow lights on each corner as well as round white light when moored. Lighting provided must not obscure, disguise or otherwise interfere with the effectiveness of navigational lighting.	During construction
13.	The structure must be lit/marked in accordance with the following specifications, such that it does not cause a risk to the safe navigation of other ships; a) Piles to be fitted with retro-reflective tape Lighting provided must not obscure, disguise or otherwise interfere with the effectiveness of navigational lighting.	At all times.
14.	Any debris or similar obstruction encountered whilst undertaking the work must be disposed of at the applicant's cost.	While the works are occurring.
15.	'As Constructed' drawings of the approved structure must be provided to the Regional Harbour Master, Marine Operations (Brisbane Region), Maritime Safety Queensland, Department of Transport and Main Roads (MSQ_IDAS_Brisbane@tmr.qld.gov.au).	Within fourteen (14) days of the completion of works.

DEPARTMENT OF FISHERIES (DAF) ADVICE

The applicant is advised to consult with DAF's accepted development requirements for operational work that is removal, destruction or damage of marine plants, specifically parts 3.3 and 3.4 that has guidance on how to minimise impacts to marine plants. This includes work methods, such as tying mangroves branches back, rather than trimming, if needed during construction and best practise standards for the trimming of mangroves if absolutely necessary.

If any impacts to marine plants (the mangrove) are required, the applicant should quantify this (disturbance in m²) for any potential compensatory offsetting requirements as noted within the Weinam Creek Development Scheme.

REDLAND CITY COUNCIL (RCC) ADVICE

Weinam Creek is a natural waterway and there is potential for siltation. The pontoon should be designed to maintain a minimum 300mm clearance from the bottom of the waterway under all conditions. While dredging of the navigable waterway may be undertaken periodically, RCC is not responsible for maintaining the depth of the waterway under or around private pontoons.

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 ****