



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

Our ref: DEV2021/1187
Your ref: 5839

24 June 2022

Sealink Travel Group
C/- Future-Plus Environmental
PO Box 1250
WARANA QLD 4575

Attn: Mr Daniel Willis (via email:danielw@future-plus.com.au)

Dear Daniel

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

PDA development application for material change of use for a landing at Weinam Street, Redland Bay described as Lots 1 and 2 on SP261696, Lot 186 on SL8029 and Lot 1 on AP1696

On 24 June 2022, 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 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

Beatriz Gomez
**Director
Development Assessment
Economic Development Queensland**

PDA Decision Notice

Site information			
Name of priority development area		Weinam Creek PDA	
Site address		Street address of the land the subject of the application	
Lot on plan description		Lot number	Plan description
		Lot 1 and 2	SP261696
		Lot 186	SL8029
		Lot 1	AP1696
PDA development application details			
DEV reference number		DEV2021/1187	
'Properly made' date		4 May 2021	
Type of application		<input checked="" type="checkbox"/> PDA development application for: <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Material change of use <ul style="list-style-type: none"> <input type="checkbox"/> Preliminary approval <input checked="" type="checkbox"/> Development permit <input type="checkbox"/> Reconfiguring a lot <ul style="list-style-type: none"> <input type="checkbox"/> Preliminary approval <input type="checkbox"/> Development permit <input type="checkbox"/> Operational work <ul style="list-style-type: none"> <input type="checkbox"/> Preliminary approval <input type="checkbox"/> Development permit <input type="checkbox"/> Application to change PDA development approval <input type="checkbox"/> Application to extend currency period	
Proposed development		Landing (for the SeaLink Vehicle Ferry Service at Redland Bay)	
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 June 2022	
Currency period		6 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.	Design Report – Redland Bay Ferry Terminal, prepared by Projex Partners	497-001 Rev B	29/11/2021
2.	Locality Plan and Drawing Index, prepared by Projex Partners	497-001-C000-01 Rev B	10/12/2021
3.	Notes and Legend, prepared by Projex Partners	497-001-C001-01 Rev B	10/12/2021
4.	Typical Sections and Details Sheet 1, prepared by Projex Partners	497-001-C005-01 Rev B	10/12/2021
5.	Typical Sections and Details Sheet 2, prepared by Projex Partners	497-001-C005-02 Rev B	10/12/2021
6.	Existing Features and Services, prepared by Projex Partners	497-001-C010-01 Rev B	10/12/2021
7.	Demolition Plan, prepared by Projex Partners	497-001-C020-01 Rev B	30/11/2021
8.	Control Line Setout, prepared by Projex Partners	497-001-C025-01 Rev B	10/12/2021
9.	General Arrangement Sheet 1, prepared by Projex Partners	497-001-C030-01 Rev B	10/12/2021
10.	General Arrangement Sheet 2, prepared by Projex Partners	497-001-C030-02 Rev B	10/12/2021
11.	General Arrangement Sheet 3, prepared by Projex Partners	497-001-C030-03 Rev B	10/12/2021
12.	General Details Sheet 1, prepared by Projex Partners	497-001-C035-01 Rev B	10/12/2021

Approved plans and documents			
13.	General Details Sheet 2, prepared by Projex Partners	497-001-C035-02 Rev B	10/12/2021
14.	Pavement Details, prepared by Projex Partners	497-001-C050-01 Rev B	10/12/2021
15.	Signs and Linemarking, prepared by Projex Partners	497-001-C060-01 Rev B	10/12/2021
16.	Services Layout, prepared by Projex Partners	497-001-C070-01 Rev B	10/12/2021
17.	Earthworks Layout, prepared by Projex Partners	497-001-C080-01 Rev B	10/12/2021
18.	Dredging Plan, prepared by Projex Partners	497-001-C090-01 Rev E	10/12/2021
19.	Tidal Analysis Pre-construction, prepared by Projex Partners	497-001-C090-02 Rev B	10/12/2021
20.	Tidal Analysis Post-construction, prepared by Projex Partners	497-001-C090-03 Rev B	10/12/2021
21.	Vehicle Turn Paths Sheet 1, prepared by Projex Partners	497-001-C100-01 Rev B	10/12/2021
22.	Vehicle Turn Paths Sheet 2, prepared by Projex Partners	497-001-C100-02 Rev B	10/12/2021
23.	Landscape Plan, prepared by Projex Partners	497-001-C120-01 Rev B	10/12/2021
24.	Landscape Schedule Sheet 1, prepared by Projex Partners	497-001-C120-02 Rev B	10/12/2021
25.	Landscape Schedule Sheet 2, prepared by Projex Partners	497-001-C120-03 Rev B	10/12/2021
26.	MC010 Cross Sections, prepared by Projex Partners	497-001-C150-01 Rev B	10/12/2021
27.	BA-Plan and Elevations, prepared by Landmark	K3024P*P*IG	28/05/2012
28.	MS Avenue Litter Receptacle 240L – Side Entry - Spec, prepared by Furphy	Rev 2	15/4/14
29.	MS Avenue Recycle Unit 240L – Side Entry - Spec, prepared by Furphy	Rev 2	15/4/14
30.	GA Cover, prepared by Petro Industrial	LT68-GA	Received 16/12/2021
31.	Verification Plot, prepared by Bennett and Bennett	200733_001_VER Rev B	13/01/2021
32.	Geotechnical Investigation Report, prepared by Core Consultants	J001183-001-R-Rev0	October 2020
33.	Coastal Processes Assessment, prepared by JBP Scientists and Engineers	Rev 2.1	August 2021
34.	Stormwater Management Plan, prepared by Projex Partners	497-001 Rev B	29/11/2021
35.	Traffic Impact Assessment, prepared by Projex Partners	497-001 Rev C	29/11/2021
36.	Scope Work and General Notes, prepared by Ampflo	A211037 Rev C, Sheet 1 of 5	18/08/21
37.	Site Plan Layout and Legend Sheet 1 of 2, prepared by Ampflo	A211037 Rev C, Sheet 2 of 5	18/08/21
38.	Site Plan Layout and Legend Sheet 2 of 2, prepared by Ampflo	A211037 Rev C, Sheet 3 of 5	18/08/21
39.	MSB Schematic, prepared by Ampflo	A211037 Rev C, Sheet 4 of 5	18/08/21
40.	DBs Schematic and External Lighting Arrangement, prepared by Ampflo	A211037 Rev C, Sheet 5 of 5	18/08/21
41.	Marine Plant Loss, prepared by Future-Plus Environmental	5839 Version 1	14/12/2021
42.	Impact of Marine Plants, prepared by Future-Plus Environmental	5839 Version 2	09/12/2021
43.	Marine Plant Monitoring Program – Redland Bay Islands Vehicle Ferry Terminal Upgrade, prepared by Future-Plus Environmental	5839-220321-1.1	07/04/2022

ABBREVIATIONS AND DEFINITIONS

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

AILA means a Landscape Architect registered by the Australian Institute of Landscape Architects.

CERTIFICATION PROCEDURES MANUAL means the document titled *Certification Procedures Manual*, prepared by EDQ, dated April 2020 (as amended from time to time).

CONTRIBUTED ASSET 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 definitions apply:

- a) **External Authority** means a public-sector entity other than the MEDQ;
- b) **Parkland** means carrying out operational work related to the provision of parkland infrastructure;
- c) **Roadworks** means carrying out any operational work within existing or proposed road(s), to a depth of 1.5m measured from the top of kerb, and includes Streetscape Works;
- d) **Sewer Works** means carrying out any operational work related to the provision of wastewater infrastructure;
- e) **Streetscape Works** means carrying out any operational work within the verge of a road, including footpath surface treatments, street furniture, street lighting and landscaping;
- f) **Stormwater Works** means carrying out any operational work related to the provision of stormwater infrastructure; and
- g) **Water Works** means carrying out any operational work related to the provision of water infrastructure.

COUNCIL means the relevant local government for the land the subject of this approval.

DSDILGP means the Department of State Development, Infrastructure Local Government and Planning.

EDQ means Economic Development Queensland.

EDQ DA means Economic Development Queensland's – Development Assessment team.

EDQ IS means Economic Development Queensland's – Infrastructure Solutions team.

EP Act means the *Environmental Protection Act 1994*.

IFF means the Infrastructure Funding Framework, prepared by the Department of State Development, Tourism and Innovation, dated 1 July 2020 (as amended from time to time).

LTA means *Land Title Act 1994*.

MEDQ means the Minister for Economic Development Queensland.

PDA means Priority Development Area.

RPEQ means Registered Professional Engineer of Queensland.

Compliance assessment

Where a condition of this approval requires Compliance Assessment, Compliance Assessment is required in accordance with the following:

- a) The applicant must:
 - 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 EDQ Development Assessment Fees and Charges Schedule¹ (as amended from time to time).
 - ii) submit to EDQ DA a duly completed Compliance Assessment form².
 - iii) submit to EDQ DA the documentation as required under the relevant condition.
- b) Where EDQ is satisfied the documentation submitted for Compliance Assessment meets the requirements of the relevant condition (or element of the condition), EDQ will endorse the documentation and advise by written notice.
- 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) applicant submits items required under a) above to EDQ DA for Compliance Assessment.
 - ii) **within 20 business days** – EDQ assesses the documentation and:
 1. if satisfied, endorses the documentation; or
 2. if not satisfied, notifies the applicant accordingly.
 - iii) if the applicant is notified under ii.2. above, revised documentation must be submitted **within 20 business days** from the date of notification.
 - iv) **within 20 business days** – EDQ assesses the revised documentation and:
 1. if satisfied, endorses the revised documentation; or
 2. if not satisfied, notifies the applicant accordingly.
 - v) where EDQ notifies the applicant as stated under iv.2. above, repeat steps iii. and iv. 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 v. above, the condition (or element of the condition) is determined to have been met only when EDQ endorses relevant documentation.

Submitting documentation to EDQ

Where a condition of this approval requires documentation to be submitted to either EDQ DA or EDQ IS, use the following email addresses:

- a) EDQ DA: pdadevelopmentassessment@dsdmip.qld.gov.au.
- b) EDQ IS: EDQ_PrePostConstruction@dsdmip.qld.gov.au.

PDA Development Conditions – Material Change of Use

#	Condition	Timing
General		
1.	Carry out the approved development Carry out the approved development generally in accordance with: <ol style="list-style-type: none"> a) the approved plans and documents; and b) any other documentation endorsed via Compliance Assessment as required by these conditions. 	Prior to commencement of use
2.	Maintain the approved development Maintain the approved development generally in accordance with: <ol style="list-style-type: none"> a) the approved plans and documents; and b) any other documentation endorsed via Compliance Assessment as required by these conditions. 	At all times following commencement of use

¹ The EDQ Development Assessment Fees and Charges Schedule is available at EDQ's website.

² The Compliance Assessment form is available at EDQ's website. It sets out how to submit documentation for Compliance Assessment and how to pay Compliance Assessment fees.

PDA Development Conditions – Material Change of Use		
#	Condition	Timing
Planning and landscape		
3.	Landscape works a) Submit to EDQ IS, detailed landscape plans, certified by an AILA, for the landscape works on the site. The detailed landscape plans must be designed generally in accordance with approved concept landscape plan, drawing number 497-001-C120-01 prepared by Projex Partners. b) Construct landscape works generally in accordance with the certified plans submitted under part a) of this condition. c) Submit to EDQ IS 'as constructed' plans, certified by an AILA.	a) Prior to commencement of landscape works b) Prior to commencement of use c) Prior to commencement of use
4.	Outdoor lighting Outdoor lighting within the site is to be designed and constructed in accordance with Australian Standard AS 4282:2019 Control of the Obtrusive Effects of Outdoor Lighting.	Prior to commencement of use
5.	Refuse collection a) Submit to EDQ IS evidence of approved refuse collection arrangements, from Council or a private waste contractor, for the approved development. b) Implement the refuse collection arrangements submitted under part a) of this condition.	a) Prior to commencement of use b) At all times following commencement
Construction management		
6.	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
7.	Out of hours construction work - Compliance Assessment Where out of hours work is proposed, submit to EDQ DA, for Compliance Assessment, an out of hours work request. The out of hours work request must include a duly completed out of hours work request form ³ .	Minimum of 10 business days prior to proposed out of hours work commencement date
8.	Certification of Operational Work Carry out all Operational Work under this approval in accordance with the <i>Certification Procedures Manual</i> .	At all times
9.	Certification of Operational Work for Contributed Assets Carry out all Operational Work, for Contributed Assets, under this approval in accordance with the <i>Certification Procedures Manual</i> .	At all times
10.	Construction management plan a) Submit to EDQ IS a site-based Construction Management Plan (CMP), prepared by the principal site contractor and reviewed by a suitably qualified and experienced person responsible for overseeing the site works, to manage construction impacts, including: <ol style="list-style-type: none"> noise and dust in accordance with the EP Act; stormwater flows around and through the site without increasing the concentration of total suspended solids or Prescribed Water Contaminants (as defined in the EP Act), causing erosion, creating any ponding and causing any actionable nuisance to upstream and downstream properties; contaminated land, where required under a site suitability statement prepared in accordance with section 389 of the EP Act; complaints procedures; site management: <ol style="list-style-type: none"> for the provision of safe and functional alternative pedestrian routes, past, through or around the site; to mitigate impacts to public sector entity assets, including street trees, on or external to the site; for safe and functional temporary vehicular access points and frequency of use; 	a) Prior to commencement of site works

³ The out of hours work request form is available at EDQ's website.

PDA Development Conditions – Material Change of Use		
#	Condition	Timing
	<p>4. for the safe and functional loading and unloading of materials including the location of any remote loading sites;</p> <p>5. for the location of materials, structures, plant and equipment;</p> <p>6. of waste generated by construction activities;</p> <p>7. detailing how materials are to be loaded/unloaded;</p> <p>8. of proposed external hoardings and gantries (with clearances to street furniture and other public sector entity assets);</p> <p>9. of employee and visitor parking areas;</p> <p>10. of anticipated staging and programming;</p> <p>11. for the provision of safe and functional emergency exit routes;</p> <p>12. any out of hours work as endorsed via Compliance Assessment; and.</p> <p>13. undertaken in accordance with the Marine Execution Plan approved by the Regional Harbour Master, Marine Operations (Brisbane Region), Marine Safety Queensland, Department of Transport and Main Roads.</p> <p>b) A copy of the CMP submitted under part a) of this condition must be current and available on site.</p> <p>c) Carry out all construction work generally in accordance with the CMP submitted under part a) of this condition.</p>	For b) and c), during construction
11.	<p>Erosion and sediment management</p> <p>a) Submit to EDQ IS an Erosion and Sediment Control Plan (ESCP), certified by an RPEQ or an accredited professional in erosion and sediment control, and prepared generally in accordance with the following:</p> <ul style="list-style-type: none"> 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>. iii) Marine Execution Plan approved by the Regional Harbour Master, Marine Operations (Brisbane Region), Marine Safety Queensland, Department of Transport and Main Roads. iv) approved <i>Redland Bay Barge Terminal Coastal Process Assessment revision 2.1</i> prepared by JBP Scientists and Engineers, dated August 2021. <p>b) Implement the certified ESCP submitted under part a) of this condition for all proposed structure including reconstruction of the revetment wall.</p>	<p>a) Prior to commencement of site works</p> <p>b) During construction</p>
12.	<p>Traffic management plan</p> <p>a) Submit to EDQ IS a Traffic Management Plan (TMP), certified by a person holding a current Traffic Management Design qualification. The TMP must include the following:</p> <ul style="list-style-type: none"> i) provision for the safe and functional management of traffic around and through the site during and outside of construction work hours; ii) provision for the safe and functional management of pedestrian traffic, including alternative pedestrian routes past, through or around the site; iii) provision of parking for workers and materials delivery; iv) risk identification, assessment and identification of mitigation measures; v) ongoing monitoring, management review and certified updates (as required); and vi) traffic control plans and/or traffic control diagrams, prepared in accordance with <i>Austroads Guide to Temporary Traffic Management</i>, for any temporary part or full road closures. vii) provision of a Marine Execution Plan and Vessel Traffic Management Plan; and viii) any other information to support the safe management of marine work. <p>b) Carry out all construction work generally in accordance with the certified TMP submitted under part a) of this condition, which is to be current and available on site.</p>	<p>a) Prior to commencement of site works</p> <p>b) During construction</p>

PDA Development Conditions – Material Change of Use		
#	Condition	Timing
	<p>NOTE: Operational traffic changes, such as temporary lane modifications, clearway zone hours or footpath closures may require authorisation from Council road manager. Applicants should engage directly with the road manager.</p>	
13.	<p>Public infrastructure (damage, repairs and relocation)</p> <p>a) Repair any damage to existing public infrastructure caused by works carried out in association with the approved development.</p> <p>b) Where 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 the External Authority's design standards.</p> <p>NOTE: It is recommended applicants record their own dated photographic evidence of the condition of existing public infrastructure both before and after works are carried out.</p>	<p>a) Prior to commencement of use</p> <p>b) Prior to commencement of use</p>
14.	<p>Earthworks</p> <p>a) Submit to EDQ IS detailed earthworks plans, certified by an RPEQ, and designed generally in accordance with:</p> <ol style="list-style-type: none"> <i>Australian Standard AS3798 – 2007 Guidelines on Earthworks for Commercial and Residential Developments</i> and <i>Geotechnical Investigation Report - Vehicle Ferry Terminal Weinam Street Redland Bay</i> (Ref. J001183-001-R-Rev0) prepared by Core Consultants, dated October 2020. <p>The certified earthworks plans are to:</p> <ol style="list-style-type: none"> adopt recommendations specified in the above-mentioned geotechnical soils assessment of the site; accord with the Erosion and Sediment Control Plans, as required by condition 11 – Erosion and sediment management; include the location and finished surface levels of any cut and/or fill; detail areas where dispersive soils will be disturbed, treatment of dispersive soils and their rehabilitation; provide details of any areas where surplus soils are to be stockpiled; detail protection measures to: <ol style="list-style-type: none"> ensure adjoining properties and roads are not impacted by ponding or nuisance stormwater resulting from earthworks associated with the approved development; preserve all drainage structures from structural loading impacts resulting from earthworks associated with the approved development; and where rock or ground anchors are required within adjoining road or land, include consents from relevant road manager(s) and/or landowner(s). <p>b) Carry out earthworks generally in accordance with the certified plans submitted under part a) of this condition.</p> <p>c) Submit to EDQ IS RPEQ certification that:</p> <ol style="list-style-type: none"> all earthworks have been carried out generally in accordance with the certified plans submitted under part a) of this condition; and any unsuitable material encountered has been treated or replaced with suitable material. 	<p>a) Prior to commencement of site works</p> <p>b) and c), Prior to commencement of use</p>

PDA Development Conditions – Material Change of Use		
#	Condition	Timing
15.	<p>Acid sulfate soils</p> <p>a) Submit to EDQ IS, an Acid Sulfate Soil (ASS) management plan, prepared by a suitably qualified and experienced person, in accordance with the following documents:</p> <ul style="list-style-type: none"> i) <i>Queensland Acid Sulfate Soil Technical Manual Soil Management Guidelines v4.0 2014</i> as amended from time to time. ii) <i>National Acid Sulfate Soils Guidance – Guidelines for the dredging of acid sulfate soil sediments and associated dredge spoil management (2018)</i>. <p>b) Excavate, remove and/or treat on site all disturbed ASS generally in accordance with the ASS management plan submitted under part a) of this condition.</p>	<p>a) Prior to commencement of site works</p> <p>b) During construction</p>
16.	<p>Rock Armour and Revetment Walls</p> <p>a) Submit to EDQ IS detailed engineering plans, certified by a suitably qualified and experienced RPEQ, including:</p> <ul style="list-style-type: none"> i) detailed engineering drawings detailing the locations and specifications of rock armour and revetment walls; ii) where rock armour and revetment walls encroach into adjoining road reserve(s) or land, include consents from relevant road manager(s) and/or landowner(s); and iii) RPEQ certification confirming construction phase loads will not adversely impact adjacent buildings, structures and infrastructure. <p>The certified plans shall be in accordance with the following approved documents:</p> <ul style="list-style-type: none"> i) <i>Redland Bay Barge Terminal Coastal Process Assessment revision 2.1</i> prepared by JBP Scientists and Engineers, dated August 2021. ii) Appendix A drawings/plans - Redland Bay Ferry Terminal Design prepared by Projex Structures, dated 10/12/2021. <p>b) Construct the approved development in accordance with the certified plans as required under part a) of this condition.</p> <p>c) Submit to the EDQ IS RPEQ:</p> <ul style="list-style-type: none"> i) certification confirming that all rock armour and revetment walls have been constructed in accordance with the approved plans required under part a) of this condition ii) certified 'as-constructed' drawings and associated test documentation for all rock armour and revetment walls constructed in accordance with part b) of this condition. 	<p>a) Prior to commencement of site works</p> <p>b) During construction</p> <p>c) Prior to commencement of use</p>
Traffic, access and parking		
17.	<p>Vehicle access</p> <p>a) Construct vehicle crossovers:</p> <ul style="list-style-type: none"> i) located generally in accordance with the approved plans; and ii) designed generally in accordance with Council's adopted standards. iii) With a pedestrian prioritised crossing along the frontage of the site, appropriately line marked with a width of at least 2.5 metres. <p>b) Submit to EDQ IS, certification from an RPEQ that the crossovers have been constructed in accordance with part a) of this condition.</p>	<p>Prior to commencement of use</p>
18.	<p>Car parking</p> <p>a) Construct, sign and delineate car parking spaces generally in accordance with <i>Australian Standard AS2890 – Parking Facilities</i> and the approved plans.</p> <p>b) Submit to EDQ IS RPEQ certification that parking facilities have been constructed in accordance with part a) of this condition.</p>	<p>Prior to commencement of use</p>

PDA Development Conditions – Material Change of Use		
#	Condition	Timing
19.	Bicycle parking a) Construct, sign and delineate bicycle parking facilities generally in accordance with <i>Australian Standard AS2890.3 – 1993 Bicycle parking facilities</i> and the approved plans. b) Submit to EDQ IS evidence demonstrating bicycle parking facilities have been constructed in accordance with part a) of this condition.	Prior to commencement of use
Stormwater		
20.	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
21.	Stormwater management (quality) a) Submit to EDQ IS, detailed engineering drawings certified by an RPEQ, for stormwater treatment devices designed generally in accordance with: i) <i>PDA Guideline No. 13 Engineering standards – Stormwater quality</i> and; ii) <i>Stormwater Management Plan – Redland Bay Ferry Terminal revision B</i> and associated plans prepared by Projex Partners, dated 29/11/2021; iii) <i>Redland Bay Barge Terminal Coastal Process Assessment revision 2.1</i> prepared by JBP Scientists and Engineers, dated August 2021. b) Construct stormwater works generally in accordance with the certified plans submitted under part a) of this condition. c) Submit to EDQ IS RPEQ certification confirming stormwater treatment devices 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) During construction c) Prior to commencement of use
Connections to infrastructure		
22.	Water connection Connect the approved development to the existing water reticulation network generally in accordance with the <i>SEQ Water Supply and Sewerage Design and Construction Code</i> and Redland Water current adopted standards.	Prior to commencement of use
23.	Sewer connection Connect the approved development to the existing sewer reticulation network generally in accordance with the <i>SEQ Water Supply and Sewerage Design and Construction Code</i> and Redland Water current adopted standards.	Prior to commencement of use
24.	Electricity a) Submit to EDQ IS a Certificate of Electricity Supply from ENERGEX for the provision of electricity supply to the approved development. b) Connect the approved development in accordance with the Certificate of Electricity Supply submitted under part a) of this condition.	Prior to commencement of use
25.	Telecommunications a) Submit to EDQ IS documentation from an authorised telecommunication service provider confirming that an agreement has been entered into for the provision of underground telecommunication services to the approved development. b) Connect the approved development in accordance with the documentation submitted under part a) of this condition.	Prior to commencement of use
26.	Broadband a) Submit to EDQ IS written agreement, from an authorised telecommunications service provider, confirming that fibre-ready pit and pipe infrastructure designed to service the approved development can accommodate services compliant with <i>Industry Guideline G645:2017 Fibre-Ready Pit and Pipe Specification for Real Estate Development Projects</i> . b) Construct the fibre-ready pit and pipe infrastructure specified in the agreement submitted under part a) of this condition.	Prior to commencement of use

PDA Development Conditions – Material Change of Use		
#	Condition	Timing
Maritime safety (Department of Transport and Main Roads)		
27.	The construction, operation and maintenance of the structure must not impede the safe navigation of other ships or restrict safe access to or from neighbouring structures.	At all times
28.	<p>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. Each notice must state this application number, the location and name of registered place and the condition number under which the notice is being given.</p> <p>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. Each notice must state this application number, the location and name of registered place and the condition number under which the notice is being given.</p>	<p>a) At least twenty-eight (28) days prior to the commencement of work</p> <p>b) Within twenty-eight (28) days of the completion of works</p>
29.	<p>a) A Marine Execution Plan must be prepared by a suitably qualified and experienced expert and given 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).</p> <p>b) The Marine Execution Plan must demonstrate development does not impede the safe movement of vessels in a navigable waterway and should include information relating to:</p> <ul style="list-style-type: none"> i) forecast construction start and end dates; ii) hours of work; iii) overview of general methodology; iv) detail principal barges and marine equipment involved; v) Barge Mooring Plan; vi) extreme weather contingency plans; vii) 24/7 point of contact to ensure timely communication with VTS during extreme weather and other maritime emergencies; viii) Vessel Traffic Management Plan ix) marking of navigation hazards during construction; and x) any other information to support the safe management of the marine work. <p>c) The construction of the development must be undertaken in accordance with the Marine Execution Plan.</p>	<p>a) – b) At least twenty-eight (28) days prior to the commencement of works</p> <p>c) At all times during works</p>
30.	<p>a) Hydrographic survey(s) covering the approaches, dredge area and construction area must be conducted on completion of works and a copy of the resulting plan(s) provided to the Regional Harbour Master, Marine Operations, Department of Transport and Main Roads (MSQ_IDAS_Brisbane@tmr.qld.gov.au).</p> <p>b) The survey must be conducted to Class B.</p>	a) – b) Within twenty-eight (28) days of the completion of works or prior to commencement of ferry operations – whichever occurs first
31.	'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 twenty-eight (28) days of the completion of the works
32.	<p>a) Any debris or similar obstruction encountered whilst undertaking the work must be disposed of at the applicant's cost.</p> <p>b) All piles and/or structures to be demolished, both above and below the waterline must be completely extracted/removed, including temporary piles to support construction. Where piles cannot be completely removed during demolition, they may be cut off at 1m below bed level on a case-by-case basis if approved by the Regional Harbour Master, Marine Operations (Brisbane Region), Department of Transport and Main Roads (MSQ_IDAS_Brisbane@tmr.qld.gov.au).</p>	a) – b) At all times while the works are occurring

PDA Development Conditions – Material Change of Use		
#	Condition	Timing
33.	All piles are to be fitted with retro-reflective tape.	At all times
Department of Environment and Science – Tidal Works		
34.	For the proposed works, only use clean materials and ensure that the works do not cause contamination.	For the duration of the works.
35.	Should any part of the Ferry Terminal collapse, fail or otherwise suffer structural consequences which impact their integrity or ability to function as intended, the works must be: a) reinstated in accordance with this development approval; or b) removed and disposed of at an appropriately licensed facility.	As soon as reasonably practicable subsequent to the damage.
Department of Agriculture and Fisheries		
36.	Marine plant monitoring Undertake a base-line survey and monitor the marine plants on the northern side of the site, in accordance with the Marine Plant Monitoring Program (ref 5839-220321-1.1), prepared by Future-Plus Environmental, dated 07/04/2022.	As per the report
Infrastructure contributions		
37.	Pay to the MEDQ infrastructure charges in accordance with the IFF, indexed to the date of payment. Where the application is an MCU, certified and submitted plans to council detailing the GFA must also be provided at the time of payment.	In accordance with the IFF

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.

DEPARTMENT OF ENVIRONMENT AND SCIENCE ADVICE

The dredging associated with the proposal development may constitute technical assessment for an Environmentally Relevant Activity if the following development thresholds are reached:

- ERA 16(1)(a) dredging 1000t to 10,000t in a year
- ERA 16(1)(b) dredging more than 10,000t but not more than 100,000t in a year
- ERA 16(1)(c) dredging more than 100,000t but not more than 1,000,000t in a year
- ERA 16(1)(d) dredging more than 1,000,000t in a year

Please note that the dredging activity includes both the removal of material, transport and placement of spoil, therefore assessment of impacts should consider each of the aspects of the project. A development application will be taken as an Environmental Authority (EA) application under section 115 of the Environmental Protection Act 1994 and an EA will be issued should the application be approved. Please note, the information requirements for an EA are the same regardless of the application pathway.

In the environmental authority application please provide information on, but not limited to, the following:

- Operational plans for the removal of dredge spoil including:
 - The proposed footprint of the dredge area;
 - The method by which the dredge spoil will be removed;
 - The volume of dredge spoil to be removed;
 - The proposed depth of extraction; and
 - Physical and chemical characteristics of the dredge spoil including potential contaminants in accordance with the National Assessment Guidelines for Dredging 2009 or National environment protection (Assessment of site contamination) measure (NEPM 2013), as appropriate.
- Operational plans for the disposal of dredge spoil including:
 - The proposed location for disposal of dredge spoil;
 - The method by which the dredge spoil will be transported and placed in the area;
 - The method by which the spoil is to be contained within the area;
 - The method by which the spoil will be dewatered;
 - Expected water quality parameters for any discharge;
 - The current and intended land use of proposed disposal site(s);
 - Detail on how the dredge spoil disposal area will be made fit for future land use.

- An ecological report identifying any significant ecological values (particularly matters of State environmental significance) within or adjacent to the proposed dredge footprint and disposal area that could be impacted as a result of the activity.

The application must include a technical assessment of the environmental risks to the receiving environment in relation to air, water, noise, land and waste associated with the activity/ies in accordance with section 125(1)(l). Technical guidelines detailing the minimum information that should be supplied to support an application are available in the following locations:

- Air: <https://environment.des.qld.gov.au/assets/documents/regulation/era-gl-air-impacts.pdf>
- Land: <https://environment.des.qld.gov.au/assets/documents/regulation/era-gl-land-impacts.pdf>
- Noise: <https://environment.des.qld.gov.au/assets/documents/regulation/era-gl-noise-impacts.pdf>
- Water: <https://environment.des.qld.gov.au/assets/documents/regulation/era-gl-water-impacts.pdf>
- Waste: <https://environment.des.qld.gov.au/assets/documents/regulation/era-gl-waste-impacts.pdf>

A diagnostic tool has been developed which will generate a report tailored to the proposed ERA including details such as relevant forms, annual fees, typical environmental considerations and links to additional supporting resources. The diagnostic tool can be accessed via the following link:

<https://www.business.qld.gov.au/business/running/environment/licences-permits/form-fees-finder>

Model Operating Conditions have been developed for ERA 16, including dredging activities, to enable you to gauge what conditions will likely be included in your site-specific environmental authority. These can be found at:

https://environment.des.qld.gov.au/_data/assets/pdf_file/0026/89144/pr-co-extraction-and-screening.pdf

Please note, an application for an Environmental Authority is to be made via the Department of Environment and Science Online Services platform:

<https://www.business.qld.gov.au/running-business/environment/online-services>

DEPARTMENT OF TRANSPORT AND MAIN ROADS ADVICE

Any further drawings related to dredging should be referenced to Lowest Astronomical Tide instead of Australian Height Datum (AHD) as this aligns with required hydrographic datums.

Consideration should be given to conducting a risk assessment to develop safe operating conditions for the current and proposed vessels, identifying maximum safe wind/tide conditions for approaching/landing/departing the terminal. This advice is based on recent maritime safety incidents in the area.

Consideration should be given to the maintenance dredging and potential capital dredging (if required by the design vessel), for the approach channel connecting the facility with Moreton Bay (outside of the PDA boundary). The applicant is responsible for developing a sustainable management strategy for the provision of fit for purpose navigation channels (including navigational aids) to serve the new marine infrastructure within the PDA.

DEPARTMENT OF RESOURCES ADVICE

The Department recommends that the tenure be altered over all 4 parcels in favour of a more suitable tenure to cover all of the land (rather than multiple leases and a permit).

**** End of Package ****