



Our ref: DEV2021/1213/2

27 March 2023

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

Redland Investment Corporation Pty Ltd
C/- Town Planning Alliance
Att: Ms Jessica Robson
PO Box 7657
EAST BRISBANE QLD 4169

Email: eda@tpalliance.com.au

Dear Ms Robson

Section 99 Approval - application to change PDA development approval
Material Change of Use for Outdoor Sport and Recreation (interim use) at 23-29 Moores Road, Redland Bay described as Lot 2 on SP297847

On 27 March 2023 the Minister for Economic Development Queensland (MEDQ) decided to grant **all** of the amendment application applied for, subject to PDA development conditions set out in this PDA decision notice.

The PDA decision notice and approved plans/documents can be viewed in the MEDQ Development Approvals Register via the Department website www.dsdilgp.qld.gov.au/pda-da-applications.

If you require any further information, please contact Miss Nicole Tobias, Senior Planner, Development Assessment, in Economic Development Queensland, by telephone on (07) 3452 6752 or at Nicole.Tobias@dsdilgp.qld.gov.au, who will be pleased to assist.

Yours sincerely

Julie-Anne Dawson
A/Director
Development Assessment
Economic Development Queensland

PDA Decision Notice – Approval

Site information		
Name of priority development area (PDA)	Weinam Creek	
Site address	23-29 Moores Road, Redland Bay	
Lot on plan description	Lot number	Plan description
	Lot 2	SP297847
PDA development application details		
DEV reference number	DEV2021/1213/2	
'Properly made' date	23 February 2023	
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	
Description of proposal applied for	Material Change of Use for Outdoor Sports 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. The approval is for: • Removal of previous Condition 8	
Original Decision date	11 November 2021	
1 st Change to approval date	27 March 2023	
Currency period	2 years from Original Decision Date	

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 C	17 August 2021 (amended in red, 8 March 2023)
Plans and Documents Previously Approved on 11 November 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

Preamble, abbreviations, and definitions

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 IS** means Economic Development Queensland's – Infrastructure Solutions team.
5. **PDA** means Priority Development Area
6. **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.

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.

- 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@dasilgp.qld.gov.au.
- b) EDQ IS: EDQ_PrePostConstruction@dasilgp.qld.gov.au.

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
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 C, 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 to be maintained.
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.	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 ****