



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

Our ref: DEV2022/1322

31 May 2023

Ms Jessica Robson
Director
Town Planning Alliance
57 Manilla St
East Brisbane QLD 4169

j.robson@tpalliance.com.au

Dear Ms Robson

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

PDA development application DEV2022/1322 for a Development Permit for the Reconfiguration of a Lot for Stage 3B substage 1 – Reconfiguring a Lot (Dividing land into parts for Leases J, K and H, and creating Easements L, M and N); Stage 3B substage 2 – Reconfiguring a Lot (Opening a New Road); and Stage 3B substage 3 - Reconfiguring a Lot (1 Lot into 4 Lots and Opening a New Road) at 9 and 9a Meissner Street, 46-72 Banana Street, 2 and 5 Outridge Street, Redland Bay described as Lots 197 and 300 on SP123870, Lot 167 on SP279927, Lots 7 and 27 on RP80201, and Lot 1 on RP99388

On 31 May 2023, 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.dsdilgp.qld.gov.au/pda-da-applications.

If you require any further information, please contact Ms Elizabeth Piper, Planning Manager, Development Assessment, in Economic Development Queensland, by telephone on (07) 3452 7522 or at Elizabeth.Piper@dsdilgp.qld.gov.au, who will be pleased to assist.

Yours sincerely

Jeanine Stone
Project Director
**Development Assessment
Economic Development Queensland**

PDA Decision Notice

Site information		
Name of priority development area (PDA)	Weinam Creek PDA	
Site address	PDA development application DEV2022/1322 for a Development Permit for the Reconfiguration of a Lot for Stage 3B substage 1 – Reconfiguring a Lot (Dividing land into parts for Leases J, K and H, and creating Easements L, M and N); Stage 3B substage 2 – Reconfiguring a Lot (Opening a new road); and Stage 3B substage 3 - Reconfiguring a Lot (1 Lot into 4 Lots and Opening a New Road) at 9 and 9a Meissner Street, 46-72 Banana Street, 2 and 5 Outridge Street, Redland Bay described as Lots 197 and 300 on SP123870, Lot 167 on SP279927, Lots 7 and 27 on RP80201, and Lot 1 on RP99388.	
Lot on plan description	Lot on plan description	Lot on plan description
	Lot 7	RP80201
	Lot 27	RP80201
	Lot 1	RP99388
	Lot 167	SP279927
	Lot 197	SP123870
	Lot 300	SP123870

PDA development application details	
DEV reference number	DEV2022/1322
'Properly made' date	18 August 2022
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	DEVELOPMENT PERMIT RaL PDA development application DEV2022/1322 for a Development Permit for the Reconfiguration of a Lot for Stage 3B substage 1 – Reconfiguring a Lot (Dividing land into parts for Leases J, K and H, and creating Easements L, M and N); Stage 3B substage 2 – Reconfiguring a Lot (Opening a new road); and Stage 3B substage

	3 - Reconfiguring a Lot (1 Lot into 4 Lots and Opening a New Road) at 9 and 9a Meissner Street, 46-72 Banana Street, 2 and 5 Outridge Street, Redland Bay described as Lots 197 and 300 on SP123870, Lot 167 on SP279927, Lots 7 and 27 on RP80201, and Lot 1 on RP99388.
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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	31 May 2023
Currency period	4 years from the date of the decision

Approved Plans and Documents

The plans and documents approved and referred to in the PDA development approval are detailed below:

Approved Plans and Documents		Number	Date
1.	Plan of Lot 1 and EMTS L, M & N in Lot 1 Cancelling Lots 197 & 300 on SP123870 & Lot 167 on SP279927	Proposal Plan Sheet 1 of 3	22/02/2023
2.	Plan of Lot 1 and EMTS L, M & N in Lot 1 Cancelling Lots 197 & 300 on SP123870 & Lot 167 on SP279927	Proposal Plan Sheet 2 of 3	22/02/2023
3.	Plan of Lot 1 and EMTS L, M & N in Lot 1 Cancelling Lots 197 & 300 on SP123870 & Lot 167 on SP279927	Proposal Plan Sheet 3 of 3	22/02/2023
4.	Plan of Lots 1, 4, 197 & 300 Cancelling Lot 1 on SP309584, Lot 1 on RP99388 & Lots 7 & 27 on RP80201	Proposed SP309585 Sheet 1 of 3	22/02/2023
5.	Plan of Lots 1, 4, 197 & 300 Cancelling Lot 1 on SP309584, Lot 1 on RP99388 & Lots 7 & 27 on RP80201	Proposed SP309585 Sheet 2 of 3	22/02/2023
6.	Plan of Lots 1, 4, 197 & 300 Cancelling Lot 1 on SP309584, Lot 1 on RP99388 & Lots 7 & 27 on RP80201	Proposed SP309585 Sheet 3 of 3	22/02/2023
Supporting Information Only – Plans and Documents		Number	Date
7.	Draft Easement Documents L, M & N	-	undated
8.	Draft Lease Documents J, K & H on SP309584	To issue from 49016650, 49107649, 49007719	undated
9.	Trustee Lease under the Land Act 1994, Leases J & K on SP2908581 and Lease H on SP298582	49016650	08/01/2018
10.	Kerb Alignment, ref: FC-22-014, prepared by ESQ	Z-001 Rev1	21/02/2023
11.	Appendix A – Landscape Master Plan by 02LA	358 SD_LR002_H Amended in Red	December 2021
12.	Weinam Creek Masterplan SDO's Further Issues Response	-	Received by EDQ 25/11/2021
13.	Water Supply Master Plan for the Weinam Creek PDA	Revision Final	11/12/2019

Approved Plans and Documents		Number	Date
14.	Water and Wastewater Planning Review – Weinam Creek Priority Development Area prepared by Calibre	18-003165.WER01 Revision A	07/04/2020
15.	Weinam Creek PDA Mixed Use Village Node Stormwater Management Plan & Flood Risk Assessment prepared by Engeney	M1789_001-REP-002 Revision 1	16/07/2021
16.	Sewerage Network Master Plan for the Weinam Creek PDA prepared by Redland City Council	Revision 001	24/02/2020
17.	Overall Layout Plans prepared by Calibre – Sheet 1	20-000488-SK400 Revision 3	03/12/2021
18.	Overall Layout Plans prepared by Calibre – Sheet 2	20-000488-SK401 Revision 3 Amended in Red	03/12/2021
19.	Overall Layout Plans prepared by Calibre – Sheet 3	20-000488-SK402 Revision 3	03/12/2021

Preamble, abbreviations, and definitions

PREAMBLE

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

ABBREVIATIONS AND DEFINITIONS

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. **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.
3. **Council** means the Redland City Council.
4. **EDQ** means Economic Development Queensland.
5. **EDQ DA** means Economic Development Queensland's – Development Assessment team.

6.	EDQ IS means Economic Development Queensland's – Infrastructure Solutions team.
7.	EP Act means the <i>Environmental Protection Act 1994</i> .
8.	IFF means the Economic Development Queensland Infrastructure Funding Framework (July 2022) as amended or replaced from time to time.
9.	MEDQ means the Minister for Economic Development Queensland.
10.	PDA means Priority Development Area.
11.	QPS means Queensland Police Service, particularly in relation to the QLD Water Police facility located at Weinam Creek
12.	RPEQ means Registered Professional Engineer of Queensland.
13.	Weinam Creek masterplan means PDA preliminary approval DEV2020/1143, dated 22/12/2021.

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

PDA Development Conditions – Reconfiguring a Lot

Ref	Condition	Timing
General		
1.	Carry out the approved development Carry out the approved development in accordance with: a) the approved plans and documents; and b) any other documentation endorsed via Compliance Assessment as required by these conditions.	Prior to survey plan endorsement for the relevant stage
2.	Street naming Submit to EDQ DA a schedule of street names approved by Council.	Prior to survey plan endorsement for the relevant stage
Construction		
3.	Hours of work - construction Construction hours for the approved development are limited to Monday to Saturday between 6:30am to 6:30pm, excluding public holidays.	During construction
4.	Out of hours 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 ¹ .	Minimum of 10 business days prior to proposed out of hours work commencement date
5.	Certification of Operational Work Carry out all Operational Work under this approval in accordance with the <i>Certification Procedures Manual</i> .	At all times

¹ The out of hours work request form is available at EDQ's website.

PDA Development Conditions – Reconfiguring a Lot

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PDA Development Conditions – Reconfiguring a Lot

Ref	Condition	Timing
8.	Erosion and sediment management a) Submit to EDQ IS 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 for Stage 3B, substage 3 b) During construction
9.	Traffic management plan 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: i) provision for the safe and functional management of traffic around and through the site during and outside of construction work hours; ii) for safe and functional temporary vehicular access points and frequency of use including for the continuous vehicular access to Leases J, K and H; Lot 201 on SP177361; Australian Volunteer Coast Guard and emergency services boat ramp; iii) for the requirements of the approved Operational Road Safety Management Plan – Queensland Police Service (Water Police) and the Volunteer Coast Guard, required by condition 7 of the PDA preliminary approval DEV2020/1143, dated 22/12/2021; iv) provision for the safe and functional management of pedestrian traffic, including alternative pedestrian routes past, through or around the site; v) provision of parking for workers and materials delivery; vi) risk identification, assessment and identification of mitigation measures; vii) ongoing monitoring, management review and certified updates (as required); and viii) 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. 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. <i>NOTE: Operational traffic changes, such as temporary and permanent lane modifications, relaxation of clearway zone hours or footpath closures may require authorisation from Council or DTMR as road manager. It is recommended that applicants engage directly with the applicable road manager.</i>	a) Prior to commencing work for Stage 3B, substage 3 b) During construction
10.	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) 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	a) Prior to survey plan endorsement for Stage 3B, substage 3 b) Prior to survey plan endorsement for Stage 3B, substage 3

PDA Development Conditions – Reconfiguring a Lot

Ref	Condition	Timing
	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>	
Earthworks and retaining walls		
11.	Earthworks a) Submit to EDQ IS detailed earthworks plans, certified by a RPEQ, and designed generally in accordance with: a. <i>Australian Standard AS3798 – 2007 Guidelines on Earthworks for Commercial and Residential Developments</i> and The certified earthworks plans are to: i) include a geotechnical soils assessment of the site; ii) accord with the Erosion and Sediment Control Plans, as required by condition 8 – Erosion and sediment management; iii) include the location and finished surface levels of any cut and/or fill; iv) detail areas where dispersive soils will be disturbed, treatment of dispersive soils and their rehabilitation; v) provide details of any areas where surplus soils are to be stockpiled; vi) detail protection measures to: 1. ensure adjoining properties and roads are not impacted by ponding or nuisance stormwater resulting from earthworks associated with the approved development; 2. preserve all drainage structures from structural loading impacts resulting from earthworks associated with the approved development. b) Carry out earthworks generally in accordance with the certified plans submitted under part a) of this condition. c) Submit to EDQ IS RPEQ certification that: i) all earthworks have been carried out generally in accordance with the certified plans submitted under part a) of this condition; and b. any unsuitable material encountered has been treated or replaced with suitable material.	a) Prior to commencing works for Stage 3B, substage 3 b) Prior to survey plan endorsement for Stage 3B, substage 3 c) Prior to survey plan endorsement for Stage 3B, substage 3
12.	Acid sulfate soils (ASS) a) Where on-site ASS are encountered, submit to EDQ IS an ASS management plan, prepared in accordance with the <i>Queensland Acid Sulfate Soil Technical Manual Soil Management Guidelines v4.0 2014</i> (as amended from time to time). 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.	a) Prior to or during earthworks for Stage 3B, substage 3 b) Prior to survey plan endorsement for Stage 3B, substage 3

PDA Development Conditions – Reconfiguring a Lot

Ref	Condition	Timing
	c) Submit to EDQ IS a validation report, certified by a suitably qualified environmental or soil scientist, confirming that all earthworks have been carried out in accordance with the ASS management plan submitted under part b) of this condition.	c) Prior to survey plan endorsement for Stage 3B, substage 3
13.	Retaining walls a) Submit to EDQ IS detailed engineering plans, certified by a RPEQ, of all retaining walls 1.0m or greater in height. Retaining walls must be: i) certified to achieve a minimum 50 year design life; ii) designed generally in accordance with AS4678 – <i>Earth Retaining Structures</i> and relevant material standards (e.g. AS3600 – <i>Concrete Structures</i>); b) Construct retaining walls generally in accordance with the certified plans required under part a) of this condition. c) Submit to EDQ IS certification from an RPEQ that all retaining wall works 1.0m or greater in height have been constructed generally in accordance with the certified plans submitted under part a) of this condition.	a) Prior to commencing works for Stage 3B, substage 3 b) Prior to survey plan endorsement for Stage 3B, substage 3 c) Prior to survey plan endorsement for Stage 3B, substage 3
Surveying, land transfers and easements		
14.	Retention of Lot 300 by Council for Park and Open Space Transfer, in fee simple, to Council, Lot 300 on SP309585 as shown on the approved plan titled 'Lots 1, 4, 197 & 300', Sheet 1 of 3, dated 22/02/2023, for park and open space purposes. <i>NOTE: The necessary provision for Emergency Services shall be provided within the Lot, including for the Australian Volunteer Coast Guard and Emergency Services Boat Ramp.</i>	At registration of survey plan creating Stage 3B, substage 3
15.	Easements over infrastructure Provide public utility easements, in favour of and at no cost to the grantee, over infrastructure located in land (other than road) for Contributed Assets. The terms of public utility easements are to be to the satisfaction of the Chief Executive Officer of the authority which is to accept and maintain the Contributed Assets. <i>NOTE: Easements L and M are required for public utility easements for Right of Way.</i>	At registration of survey plan for the relevant stage
16.	Access easements a) Submit to EDQ DA, easement documentation in a registerable form for Easements L and N, for the purpose of public access in Lot 1, in accordance with the approved plans and documents. b) Register all easements required under part a) of this condition. <i>Note: Easement N shall subsist upon registration of Lot 300 at Stage 3B, substage 3.</i>	a) Prior to survey plan endorsement for Stage 3B, substage 1 b) At registration of survey plan creating Stage 3B, substage 1

PDA Development Conditions – Reconfiguring a Lot

Ref	Condition	Timing
Roadworks, urban servicing and stormwater management		
17.	Roadworks – Loop Road & Banana Street – Compliance Assessment a) Submit to EDQ DA, for compliance assessment, the functional engineering plans and other supporting information certified by a suitably qualified and experienced RPEQ, for the Loop Road and Banana Street. The certified engineering plans must be designed generally in accordance with: i. PDA Guideline No. 13; ii. Overall Layout Plans, prepared by Calibre – Sheets 1-3 (inclusive) as amended, dated 03/12/2021 The engineering plans shall provide details of the following: iii. Road traffic controls; iv. taxi rank; v. parking bays; vi. bus bays; vii. Redland Bay Marina bus terminal; viii. bus layover; ix. kiss & ride passenger loading zone; x. bio-retention infrastructure; xi. the Queensland Police Service emergency bay; xii. pedestrian crossings; xiii. traffic devices; xiv. footpaths; xv. pedestrian and cyclist infrastructure, and xvi. all other features. b) Submit detailed engineering plans and other supporting information in accordance with the endorsed functional layouts submitted under part a) of this condition. c) Construct roadworks in accordance with the certified plans submitted under part b) of this condition. d) Submit to EDQ IS: i) certification from a suitably qualified and experienced RPEQ (Civil) that all roadworks have been constructed in accordance with the certified plans submitted under part c) of this condition; and ii) all documentation as required by the <i>Certification Procedures Manual</i>. iii) as-constructed drawings, asset register and test results, certified by a RPEQ, in a format acceptable to the end asset owners for all roadworks constructed under this condition. NOTE: The certified engineering plans submitted under part a) of this condition must include the relevant details of the requirements of conditions 7 (Operational Road Safety Management Plan – Queensland Police Service (Water Police) and Australian Volunteer Coast Guard), 9 (Stormwater and Flooding Strategy), 10 (Indicative Road Layout), 11 (Loop Road Pedestrian Crossings), 14 (Redland Bay	a) Prior to commencing works for Stage 3B, substage 3 b) Prior to survey plan endorsement for Stage 3B, substage 3 c) Prior to survey plan endorsement for Stage 3B, substage 3 d) Prior to survey plan endorsement for Stage 3B, substage 3

PDA Development Conditions – Reconfiguring a Lot		
Ref	Condition	Timing
	Marina Bus Terminal), 15 (Bus Layover), 16 (Bus Driver Facilities), 17 (Bus Route), 18 (Taxis), 19 (Passenger Loading Zone – Bus Terminal) and 20 (Pedestrian and Cyclist Infrastructure) of the PDA preliminary approval DEV2020/1143, dated 22/12/2021.	
18.	Street lighting Comply with either parts a) and c) or parts b) and c) of this condition. a) Design and install a <u>Rate 2</u> street lighting system, certified by a suitably qualified and experienced RPEQ, to all roads, including footpaths/bikeways within road reserves. The design of the street lighting system must: i) meet the relevant standards of Energex; ii) be endorsed by Energex as ‘Rate 2 Public Lighting’; iii) be endorsed by Council as the Energex ‘billable customer’; iv) be generally in accordance with <i>Australian Standards AS1158 – ‘Lighting for Roads and Public Spaces’</i>. b) Design and install a <u>Rate 3</u> street lighting system, certified by a suitably qualified and experienced RPEQ, to all roads, including footpaths/bikeways within road reserves. The design of the street lighting system must: i) be in accordance with <i>Australian Standards AS1158 – ‘Lighting for Roads and Public Spaces’</i>. ii) meet the requirements of AS3000 – ‘<i>SAA Wiring Rules</i>’. iii) meet the requirements of Energex for unmetered supply iv) be endorsed by the relevant ownership authority. c) Submit to EDQ IS ‘as-constructed’ plans and test documentation, certified by a RPEQ, in a format acceptable to Council.	a) Prior to survey plan endorsement for Stage 3B, substage 3 b) Prior to survey plan endorsement for the Stage 3B, substage 3 c) Prior to survey plan endorsement for Stage 3B, substage 3
19.	Water reticulation – Compliance Assessment a) Submit to EDQ DA, for compliance assessment, preliminary water reticulation design plans certified by a RPEQ. The certified water reticulation design plans must be designed generally in accordance with: i) PDA Guideline No. 13 Engineering standards; ii) Water and Wastewater Planning Review – Weinam Creek Priority Development Area, prepared by Calibre, 18-003165.WER01 Rev A, dated 07/04/2020; iii) Water Supply Master Plan for the Weinam Creek PDA, Revision Final, dated 11/12/2019; iv) The requirements of condition 8 of the PDA preliminary approval DEV2020/1143, dated 22/12/2021. The preliminary designs are to include: v) A DN150 water main along Meissner Street from the existing DN150 main in front to 22-28 Meissner Street to the site; and vi) A DN150 water main along the full extent of the loop road. b) Submit detailed water reticulation design plans in accordance with the endorsed functional layouts submitted under part a) of this condition.	a) Prior to commencing work for Stage 3B, substage 3 b) Prior to survey plan endorsement for Stage 3B, substage 3

PDA Development Conditions – Reconfiguring a Lot		
Ref	Condition	Timing
	c) Construct water reticulation works in accordance with the certified plans submitted under part b) of this condition. d) Submit to EDQ IS ‘as constructed’ plans, certified by a RPEQ, of all water reticulation infrastructure constructed in accordance with this condition, including an asset register, pressure and bacterial test results in accordance with: i) Council’s current adopted standards; and ii) the SEQ Water Supply and Sewerage Design and Construction Code - Asset Information.	c) Prior to survey plan endorsement for Stage 3B, substage 3 d) Prior to survey plan endorsement for Stage 3B, substage 3
20.	Sewer reticulation – Compliance Assessment a) Submit to EDQ DA, for compliance assessment, preliminary sewer reticulation design plans certified by a RPEQ. The certified sewer reticulation design plans must be designed generally in accordance with: i) PDA Guideline No. 13 Engineering standards; ii) Water and Wastewater Planning Review – Weinam Creek Priority Development Area, prepared by Calibre,18-003165.WER01 Rev A, dated 07/04/2020; iii) The Sewerage Network Master Plan for the Weinam Creek PDA, Rev. 001, prepared by Redland City Council, dated 24/02/2020; iv) The requirement of condition 8 of the PDA preliminary approval DEV2020/1143, dated 22/12/2021. The preliminary designs are to include: v) Duplication of gravity sewer from the sewerage pump station Ps 90, opposite of 47 Banana Street, to proposed Lot 197, providing separate connections to proposed Lot 1 and Lot 197. b) Submit detailed sewer reticulation design plans in accordance with the endorsed functional layouts submitted under part a) of this condition. c) Construct sewer reticulation works in accordance with the certified plans submitted under part b) of this condition. d) Submit to EDQ IS ‘as constructed’ plans, certified by an RPEQ, of all sewer reticulation infrastructure constructed in accordance with this condition, including an asset register, pressure and CCTV results in accordance with: i) Council’s current adopted standards; and ii) the SEQ Water Supply and Sewerage Design and Construction Code - Asset Information.	a) Prior to commencing work for Stage 3B, substage 3 b) Prior to survey plan endorsement for Stage 3B, substage 3 c) Prior to survey plan endorsement for Stage 3B, substage 3 d) Prior to survey plan endorsement for Stage 3B, substage 3
21.	Stormwater and flooding – Compliance Assessment Submit to EDQ DA, for compliance assessment, a stormwater and flooding management plan certified by a RPEQ, for stormwater quantity and quality measures, in accordance with PDA Guideline No. 13 Engineering standards.	Prior to commencing work for Stage 3B, substage 3

PDA Development Conditions – Reconfiguring a Lot		
Ref	Condition	Timing
	The stormwater and flooding management plan shall consider future sea level rises for 2100, the Flood and Storm Tide Hazard Overlay mapping in the Redland City Plan and nominate minimum floor levels for habitable and non-habitable spaces for future uses over the site.	
22.	Stormwater management (quality) a) Submit to EDQ IS detailed engineering drawings, certified by a RPEQ, for stormwater treatment devices designed generally in accordance with: i) PDA Guideline No. 13 Engineering standards – Stormwater quality and; ii) Stormwater and flooding management plan as endorsed under Condition 21. b) Construct the stormwater works generally in accordance with the certified plans submitted under part a) of this condition.	a) Prior to commencing work for Stage 3B, substage 3 b) Prior to survey plan endorsement for Stage 3B, substage 3
23.	Stormwater management (quantity) a) Submit to EDQ IS detailed engineering drawings and hydraulic calculations, certified by a RPEQ, for the stormwater drainage system designed generally in accordance with: i) PDA Guideline No. 13 Engineering standards – Stormwater quantity and; ii) Stormwater and flooding management plan as endorsed under Condition 21. b) Construct the stormwater 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 a RPEQ including an asset register in a format acceptable to Council.	a) Prior to commencing work for Stage 3B, substage 3 b) Prior to survey plan endorsement for Stage 3B, substage 3 c) Prior to survey plan endorsement for Stage 3B, substage 3
24.	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.	a) Prior to survey plan endorsement for Stage 3B, substage 3 b) Prior to survey plan endorsement for Stage 3B, substage 3
25.	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> .	a) Prior to survey plan endorsement for Stage 3B, substage 3

PDA Development Conditions – Reconfiguring a Lot

Ref	Condition	Timing
	b) Construct the fibre-ready pit and pipe infrastructure specified in the agreement submitted under part a) of this condition.	b) Prior to survey plan endorsement for Stage 3B, substage 3
26.	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.	a) Prior to survey plan endorsement for Stage 3B, substage 3 b) Prior to survey plan endorsement for Stage 3B, substage 3
27.	Undergrounding of Electricity and Telecommunications a) Submit to EDQ IS detailed electrical reticulation design plans, certified by a RPEQ, for the underground reticulation of electrical and telecommunication for the full frontage of Banana Street and Loop Road. Plans shall be designed generally in accordance with Council's standard drawings RRCC-6 and R-RCC-7 and the service provider's requirements. b) Construct the reticulation works generally in accordance with the certified plans submitted under part a) of this condition.	a) Prior to commencing work for Stage 3B, substage 3 b) Prior to survey plan endorsement for Stage 3B, substage 3
28.	Land transfers - contaminated land Submit to EDQ IS a copy of a site suitability statement, as required under the EP Act, confirming that all land conditioned to be transferred to the Council is suitable for the intended purpose(s). The site suitability statement must be prepared by a suitably qualified person and be certified by an approved auditor in accordance with the EP Act. <i>NOTE: For the purpose of this condition a suitably qualified person is defined in the EP Act.</i> <i>NOTE: A list of approved auditors can be found at the following website:</i> https://www.qld.gov.au/environment/pollution/management/contaminated-land/auditor-engagement	Prior to survey plan endorsement for the relevant stage
Landscape and environment		
29.	Arboricultural Impact Assessment and Vegetation Management Plan – Compliance Assessment a) Submit to EDQ DA, for compliance assessment, an Arboricultural Impact Assessment and Vegetation Management Plan, prepared by a qualified ecologist or arborist (AQF Level 5 or above) for the removal of significant vegetation or any encroachment into the Tree Protection Zone of significant vegetation. b) Carry out vegetation clearing in accordance with the approved Vegetation Management Plan. c) Submit to EDQ TS certification from a qualified ecologist or arborist (AQF Level 5 or above) that vegetation clearing has been carried out in accordance with part a) of this condition.	a) Prior to commencing work for Stage 3B, substage 3 b) & c) Prior to survey plan endorsement for Stage 3B, substage 3

PDA Development Conditions – Reconfiguring a Lot

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PDA Development Conditions – Reconfiguring a Lot		
Ref	Condition	Timing
33.	Public Realm Linear Park Lot 300 – Civic Promenade (2a) – Compliance Assessment a) Submit to EDQ DA, for compliance assessment, detailed landscape plans for Lot 300 - sub-precinct 2a Civic Promenade (excluding Town Square), certified by an AILA. The certified plans must include a schedule of proposed standard and non-standard Contributed Assets to be transferred to Council and landscaping designed generally in accordance with: <i>PDA Guideline No. 12 – Park Planning and Design</i>; and - Appendix A – Landscape Masterplan – Landscape Master Plan by 02LA, ref: 358 SD_LR002_H Amended in Red, dated 24/11/2021, approved under PDA preliminary approval DEV2020/1143, dated 22/12/2021; The certified plans are to include: - detailed design elements required by sub-points (i) – (viii) (inclusive) of condition 22 (Public Realm – Civic Promenade (Park)) of PDA preliminary approval DEV2020/1143, dated 22/12/2021; - existing contours or site levels, services and features (including significant vegetation); - proposed finished levels, including sections across and through the open space at critical points (e.g. interface with roads or water bodies, retaining walls or batters); - location of proposed drainage and stormwater works within open space, including cross-sections and descriptions; - locations of electricity and water connections to parks; - location and details of vehicle barriers/bollards/landscaping along park frontages to prevent unauthorised vehicular access; - details and locations of any proposed building works including bridges, park furniture, picnic facilities, play equipment, public amenities, car parking, driveways, footpaths and cycling paths; - a diverse planting palette of species in form and texture which are climatically responsive, durable, low maintenance, appropriate to coastal locations, taking into consideration the soil type and location of the water table, generally in accordance with Council's adopted planting schedules and guidelines; and - public lighting in accordance with <i>AS1158 – Lighting for Roads and Public Spaces</i> and <i>AS4282:2019 'Control of the obtrusive effects of outdoor lighting'</i>. Outdoor lighting must consider any impacts to local wildlife (marine and terrestrial) and install appropriate mitigation measures on any outdoor lighting; - footpath/s and off-road shared path/s that are located and designed with a minimum width that accords with Appendix A – Landscape Masterplan by 02LA, approved under PDA preliminary approval DEV2020/1143, dated 22/12/2021; b) Construct the works in accordance with the plans approved under part a) of this condition.	a) Prior to commencing work for Stage 3B, substage 3 b) Prior to survey plan endorsement for Stage 3B, substage 3

PDA Development Conditions – Reconfiguring a Lot		
Ref	Condition	Timing
	c) Submit to EDQ IS, 'as constructed' plans, certified by an AILA, and asset register in a format acceptable to Council.	c) Prior to survey plan endorsement for Stage 3B, substage 3
34.	Public Realm Linear Park Lot 300 – Linear Park (2b) – Compliance Assessment a) Submit to EDQ DA, for compliance assessment, detailed landscape plans for Lot 300 - sub-precinct 2b Linear Park, certified by an AILA. The certified plans must include a schedule of proposed standard and non-standard Contributed Assets to be transferred to Council and landscaping designed generally in accordance with: <i>PDA Guideline No. 12 – Park Planning and Design</i>; and - Appendix A – Landscape Masterplan by 02LA approved under PDA preliminary approval DEV2020/1143, dated 22/12/202. The certified plans are to include: - detailed design elements required by sub-points (i) – (vii) (inclusive) of condition 23 (Public Realm – Linear Park) of PDA preliminary approval DEV2020/1143, dated 22/12/2021; - existing contours or site levels, services and features (including significant vegetation); - proposed finished levels, including sections across and through the open space at critical points (e.g. interface with roads or water bodies, retaining walls or batters); - location of proposed drainage and stormwater works within open space, including cross-sections and descriptions; - locations of electricity and water connections to parks; - location and details of vehicle barriers/bollards/landscaping along park frontages to prevent unauthorised vehicular access; - details and locations of any proposed building works including bridges, park furniture, picnic facilities, play equipment, public amenities, car parking, driveways, footpaths and cycling paths; - a diverse planting palette of species in form and texture which are climatically responsive, durable, low maintenance, appropriate to coastal locations, taking into consideration the soil type and location of the water table, generally in accordance with Council's adopted planting schedules and guidelines; and - public lighting in accordance with <i>AS1158 – Lighting for Roads and Public Spaces</i> and <i>AS4282:2019 'Control of the obtrusive effects of outdoor lighting'</i>. Outdoor lighting must consider any impacts to local wildlife (marine and terrestrial) and install appropriate mitigation measures on any outdoor lighting; b) Construct the works in accordance with the plans approved under part a) of this condition. c) Submit to EDQ IS, 'as constructed' plans, certified by an AILA, and asset register in a format acceptable to Council.	a) Prior to commencing landscape work for Stage 3B, substage 3 b) Prior to survey plan endorsement for Stage 3B, substage 3 c) Prior to survey plan endorsement for Stage 3B, substage 3

PDA Development Conditions – Reconfiguring a Lot

Ref	Condition	Timing
35.	Public Realm Linear Park Lot 300 – Town Square (2a) – Compliance Assessment a) Submit to EDQ DA, for compliance assessment, detailed landscape plans for Lot 300 - sub-precinct 2a Town Square, certified by an AILA. The certified plans must include a schedule of proposed standard and non-standard Contributed Assets to be transferred to Council and landscaping designed generally in accordance with: <i>PDA Guideline No. 12 – Park Planning and Design</i>; and - Appendix A – Landscape Masterplan by 02LA, , approved under PDA preliminary approval DEV2020/1143, dated 22/12/202. The certified plans are to include: - detailed design elements required by sub-points a) – i) (inclusive) of condition 6 (Public Realm Design – Town Square – Civic Promenade) of PDA preliminary approval DEV2020/1143, dated 22/12/2021; - existing contours or site levels, services and features (including significant vegetation); - proposed finished levels, including sections across and through the open space at critical points (e.g. interface with roads or water bodies, retaining walls or batters); - location of proposed drainage and stormwater works within open space, including cross-sections and descriptions; - locations of electricity and water connections to parks; - location and details of vehicle barriers/bollards/landscaping along park frontages to prevent unauthorised vehicular access; - details and locations of any proposed building works including bridges, park furniture, picnic facilities, play equipment, public amenities, car parking, driveways, footpaths and cycling paths; - a diverse planting palette of species in form and texture which are climatically responsive, durable, low maintenance, appropriate to coastal locations, taking into consideration the soil type and location of the water table, generally in accordance with Council’s adopted planting schedules and guidelines; and - public lighting in accordance with <i>AS1158 –Lighting for Roads and Public Spaces</i> and <i>AS4282:2019 ‘Control of the obtrusive effects of outdoor lighting’</i>. Outdoor lighting must consider any impacts to local wildlife (marine and terrestrial) and install appropriate mitigation measures on any outdoor lighting; b) Construct the works in accordance with the plans approved under part a) of this condition.	a) Concurrently with any future Material Change of Use application for Lot 1 (sub-precinct 1b of the Weinam Creek masterplan) b) Prior to the commencement of ground level building works for Lot 1 (sub-precinct 1b of the Weinam Creek masterplan)

PDA Development Conditions – Reconfiguring a Lot

Ref	Condition	Timing
	c) Submit to EDQ IS, 'as constructed' plans, certified by an AILA, and asset register in a format acceptable to Council.	c) Prior to the commencement of ground level building works for Lot 1 (sub-precinct 1b of the Weinam Creek masterplan)
36.	Infrastructure charges Pay to the MEDQ infrastructure charges in accordance with the IFF, indexed to the date of payment.	In accordance with the IFF

No.	STANDARD ADVICE
1.	Please note that to lawfully undertake development, it may be necessary to obtain approvals other than this PDA development approval, as well as endorsement of conditions of PDA Preliminary Approval DEV2020/1143, dated 22/12/2021. 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 ****