



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

Our ref: DEV2023/1410

25 August 2023

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

Email: eda@tpalliance.com.au

Dear Ms Robson and Ms Nunn

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

Development Permit for material change of use for Landing (Floating Pontoon) and operational work for Prescribed Tidal Works at Meissner Street, Redland Bay described as Lot 201 on SP177361

On 25 August 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 Dr Jocelyn Bowyer, Principal Planner, Development Assessment, in Economic Development Queensland, by telephone on (07) 3214 9579 or at Jocelyn.bowyer@dsdilgp.qld.gov.au, who will be pleased to assist.

Yours sincerely

Carolyn Mellish
Director
Development Assessment
Economic Development Queensland

PDA Decision Notice

Site information		
Name of priority development area (PDA)	Weinam Creek PDA	
Site address	Meissner Street, Redland Bay	
Lot on plan description	Lot number	Plan description
	Lot 201	SP177361
PDA development application details		
DEV reference number	DEV2023/1410	
'Properly made' date	09 June 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	
Proposed development	The proposal seeks to install a new temporary landing (floating pontoon) within the tidal area.	
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: • A Material Change of Use (Landing) and Operational Works being Prescribed Tidal Works	
Decision date	25 August 2023	
Currency period	2 years from the date of the decision	

Approved plans and documents

The plans and documents approved by the MEDQ and referred to in the PDA development conditions for the PDA development approval are detailed below.

Approved plans and documents		Number	Date
1.	General Arrangement Plan – amended in red	20173-D01 – Rev D	30.06.2023
2.	Elevation and General Notes	20173-D02 – Rev C	30.06.2023
3.	Pontoon Construction Details	20173-D03 – Rev A	26.06.2023
4.	Pontoon Construction Details	20173-D04 – Rev A	26.06.2023
5.	Aluminium Gangway Construction Details	20173-D05-1	03.04.2023
6.	Aluminium Gangway Connection Joint Details	20173-D05-2	03.04.2023
7.	Aluminium Gangway Bracket & Piano Hinge Details	20173-D05-3	21.04.2023
8.	Gangway Transition Ramp Details	20173-D06-1	21.04.2023
9.	Gangway Transition Ramp Bracket Details	20173-D06-2	20.04.2023
10.	Aluminium Security Gate Details	20173-D08-1	20.04.2023
11.	Gangway Abutment Block Details	20173-D09 – Rev A	11.05.2023
12.	Pile Bracket PB-1 Details	20173 – PB – 1 – Rev B	30.06.2023
13.	Pile Bracket PB-2 Details	20173 – PB – 2 – Rev B	30.06.2023
14.	Pile Bracket PB-3 Details	20173 – PB – 3 – Rev B	30.06.2023

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:

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*.

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.

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

PDA development conditions

No.	Condition	Timing
1.	Carry out the Approved Development Carry out the approved development generally in accordance with the approved plans and documents and 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 the approved plans and documents and any other documentation endorsed via Compliance Assessment as required by these conditions.	At all times following commencement of use
3.	Cessation of Use The use is to cease two (2) years from commencement of use.	At all times
4.	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 unless otherwise endorsed
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

PDA development conditions		
No.	Condition	Timing
Engineering		
6.	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: i) noise and dust in accordance with the EP Act; ii) 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; iii) contaminated land, where required under a site suitability statement prepared in accordance with section 389 of the EP Act; iv) complaints procedures; v) site management: 1. for the provision of safe and functional alternative pedestrian routes, past, through or around the site; 2. to mitigate impacts to public sector entity assets, including street trees, on or external to the site; 3. for safe and functional temporary vehicular access points and frequency of use; 4. for the safe and functional loading and unloading of materials including the location of any remote loading sites; 5. for the location of materials, structures, plant and equipment; 6. of waste generated by construction activities; 7. detailing how materials are to be loaded/unloaded; 8. of proposed external hoardings and gantries (with clearances to street furniture and other public sector entity assets); 9. of employee and visitor parking areas; 10. of anticipated staging and programming; 11. for the provision of safe and functional emergency exit routes; and 12. any out of hours work as endorsed via Compliance Assessment.	a) Prior to commencing work
	b) A copy of the CMP submitted under part a) of this condition must be current and available on site.	b) During construction
	c) Carry out all construction work generally in accordance with the CMP submitted under part a) of this condition.	c) During construction
7.	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);	a) Prior to commencing work

PDA development conditions		
No.	Condition	Timing
	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.	b) During construction
8.	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) 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>Austrroads 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 b) During construction
9.	Floating Pontoon a) Submit to EDQ IS detailed engineering drawings for the landing, certified by an RPEQ, designed generally in accordance with: i) PDA Guideline No. 13 Engineering standards and; ii) Approved preliminary design drawing — General Arrangement Plan prepared by Superior Jetties dated 30/06/23, Drawing Number 20173-D01, Revision D & Elevation and General Notes prepared by Superior Jetties dated 30/06/23, Drawing Number 20173-D01, Revision C. b) For gangway and pontoon, only use clean materials and ensure that the works do not cause contamination. c) Construct the floating pontoon generally in accordance with the certified plans submitted under part a) of this condition. d) Submit to EDQ IS "as constructed" plans, certified by an RPEQ including an asset register in a format acceptable to Council.	a) Prior to commencing work b) Prior to commencing work c) Prior to commencement of use d) Within 14 business days of the completion of works.

PDA development conditions		
No.	Condition	Timing
10.	Signage Install any temporary signage associated with the temporary use in accordance with Council's standards.	Prior to commencement of use and to be maintained.
11.	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 infrastructure at no cost to others and in accordance with statutory requirements and the External Authority's 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 commencement of use b) Prior to commencement of use
12.	Acid Sulfate Soils Management Plan a) Where on-site Acid Sulfate Soils (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. 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.	a) Prior to commencement of works b) Prior to commencement of use c) Prior to commencement of use
13.	Outdoor Lighting a) Submit to EDQ IS, detailed design of Green Frog Systems Stealth outdoor lighting, certified by an RPEQ for the access path and floating pontoon. Lighting is to be designed and constructed in accordance with the following: i) Australian Standard AS 4282:1997 <i>Control of the Obtrusive Effects of Outdoor Lighting</i> ii) be in accordance with Australian Standards AS1158 – '<i>Lighting for Roads and Public Spaces</i>' iii) meet the requirements of AS3000 – '<i>SAA Wiring Rules</i>'. iv) be marine fauna friendly. b) Install outdoor lighting in accordance with Part (a) of this condition.	a) Prior to commencement of use b) Prior to commencement of use

PDA development conditions		
No.	Condition	Timing
	c) Submit to EDQ IS 'as-constructed' plans and test documentation, certified by a RPEQ, in a format acceptable to Council.	c) Prior to commencement of use
14.	Access Ensure the gravel access to the pontoon is safe, accessible, operational, and provided with sufficient lighting.	At all times
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.	Prior to commencement of use
Maritime Safety		
16.	Ongoing Safety and Operation 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. Ongoing safety and operation of structures is to be monitored and maintained in accordance with relevant standards to ensure structural integrity of existing piles to be used for the landing are not compromised during the temporary use.	At all times
17.	Notice of Works Commencement and Completion a) Provide written notice to EDQ DA, when the development authorised under this approval is scheduled to commence. b) Provide written notice to the EDQ DA, when the development authorised under this approval has been completed. <i>Note: Each written notice must reference application number DEV2023/1410, the location and name of registered place and the condition number under which the notice is being given.</i>	a) At least 14 days prior to commencement of works b) Within 14 days of the completion of works
18.	Marine Execution Plan a) Submit to EDQ DA a Marine Execution Plan (MEP), prepared by a suitably qualified and experienced person. 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: i. forecast construction start and end dates; ii. hours of work; iii. overview of general methodology; iv. detail principal barges and marine equipment involved;	(a) Prior to the commencement of works

PDA development conditions		
No.	Condition	Timing
	v. Barge Mooring Plan; vi. extreme weather contingency plans; vii. 24/7 point of contact to ensure timely communication with Vessel Traffic Services (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. b) Carry out the construction of development in accordance with the Marine Execution Plan.	b) At all times during works
19.	Lighting and Visibility of Structure a) The structure must be lit/marked such that it does not cause a risk to the safe navigation of other ships; b) Piles to be fitted with retro-reflective tape; c) Lighting provided must not obscure, disguise or otherwise interfere with the effectiveness of navigational lighting.	At all times
20.	Removal of Debris and Redundant Structures a) Any debris or similar obstruction encountered whilst undertaking the work must be disposed of at the applicant's cost, including temporary piles to support construction; and b) All piles, signage, and/or structures to be demolished, both above and below the waterline must be completely extracted/removed at the cessation of the temporary use. Remove and dispose of the entire gangway and pontoon at an appropriately licenced facility if infrastructure is not to be re-used / recycled.	a) At all times during works b) Within 3 months of the cessation of the temporary use.
Marine Plants and Tidal works		
21.	Removal of Material – Tidal Zone Marine plants are to be protected and not permitted to be removed during construction of the works.	For the duration of the works the subject of this approval and to be maintained.
22.	Tidal Land Profiles Tidal land profiles that are temporarily disturbed by the works, other than those within the permanent development footprint, must be restored to pre-work profiles. Works including the removal of the floating pontoon and associated structures and the cessation of the temporary use must restore tidal land profiles to pre-work profiles.	Within five business days of the completion of works

STANDARD ADVICE

No.	ADVICE
1.	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.
2.	Operational Works – Tidal Works This approval does not include any approval for dredging works. Further development permits may be required.
3.	Moreton Bay Marine Park Any works within the Moreton Bay Marine Park will require an authority under the <i>Marine Parks Act 2004</i> .

**** End of Package ****