



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

Our ref: DEV2023/1422

7 December 2023

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

Email: eda@tpalliance.com.au

Dear Ms Robson and Ms Nunn

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

Development Permit for Operational Work for roadworks (new bus stop and associated works) at Meissner Street, Redland Bay described as Meissner Street Road Reserve

On 7 December 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 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

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	Meissner Street Road Reserve
PDA development application details	
DEV reference number	DEV2023/1422
'Properly made' date	14 July 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	DEVELOPMENT PERMIT OPW <u>Stage 3F – Precinct 1</u> ▪ Roadworks for a bus stop and associated works.

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	7 December 2023
Currency period	2 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
Engineering Drawings			
1.	Locality Plan and Drawing Index	FC-22-014-3F C-0001 Sheet 1 of 14 Rev A	1/09/2023
2.	Existing Site Features & Control Line	FC-22-014-3F C-0002 Sheet 2 of 14 Rev A	1/09/2023
3.	Typical Sections & Details	FC-22-014-3F C-0003 Sheet 3 of 14 Rev A	1/09/2023
4.	Meissner Street (MC01) Longitudinal Section	FC-22-014-3F C-0100 Sheet 4 of 14 Rev A	1/09/2023

Approved Plans and Documents		Number	Date
5.	Retaining Wall (RW04) Longitudinal Sections	FC-22-014-3F C-0101 Sheet 5 of 14 Rev A	1/09/2023
6.	Retaining Wall Details	FC-22-014-3F C-0102 Sheet 6 of 14 Rev A	1/09/2023
7.	Design Details	FC-22-014-3F C-0200 Sheet 7 of 14 Rev A	1/09/2023
8.	Signage and Linemarking	FC-22-014-3F C-0201 Sheet 8 of 14 Rev A	1/09/2023
9.	Drainage Longitudinal Sections	FC-22-014-3F C-0300 Sheet 9 of 14 Rev A	1/09/2023
10.	Meissner Street (MC01) Cross Sections	FC-22-014-3F C-0400 Sheet 10 of 14 Rev A	1/09/2023

Preamble, abbreviations, and definitions

PREAMBLE

Nil.

ABBREVIATIONS AND DEFINITIONS

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

CERTIFICATION PROCEDURES MANUAL (CPM) 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.

DTMR means the Department of Transport and Main Roads.

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*.

ESCP means an Erosion and Sediment Control Plan.

MEDQ means the Minister for Economic Development Queensland.

PDA means Priority Development Area.

RPEQ means Registered Professional Engineer of Queensland.

TMP means Traffic Management Plan.

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

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.

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

PDA Development Conditions – OPERATIONAL WORKS

Ref	Condition	Timing
Operational work		
1.	Carry out the approved development Carry out the approved development generally in accordance with the approved plans and documents	Prior to expiration of the currency period
2.	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
3.	Certification of Operational Work Carry out all Operational Work under this approval in accordance with the <i>Certification Procedures Manual</i> .	At all times
4.	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
5.	Construction management plan a) Submit to EDQ IS a site-based Construction Management Plan (CMP), prepared by the principal site contractor, to manage construction impacts, including: i. noise and dust in accordance with the EP Act; ii. stormwater flows around and through the site without 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;	a) Prior to commencing work

PDA Development Conditions – OPERATIONAL WORKS

Ref	Condition	Timing
	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.	
	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
6.	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 b) During construction
7.	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.	a) Prior to practical completion

PDA Development Conditions – OPERATIONAL WORKS

Ref	Condition	Timing
	b) Should existing public infrastructure require repair or relocation, due to the approved development and/or works associated with the approved development, repair and/or relocate the public infrastructure at no cost to others and in accordance with statutory requirements and adopted design standards. <i>NOTE: It is recommended applicants record their own dated photographic evidence of the condition of relevant existing public infrastructure both before and after works carried out in association with the approved development.</i>	b) Prior to practical completion
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>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 b) During construction
9.	Street lighting Comply with either parts a) and c), or parts b) and c), or d) of this condition. a) Design and install a <u>Rate 2</u> street lighting system, certified by a 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	a) or b) At practical completion

PDA Development Conditions – OPERATIONAL WORKS

Ref	Condition	Timing
	footpaths/bikeways within road reserves. The design of the street lighting system must: - be in accordance with <i>Australian Standards AS1158 – ‘Lighting for Roads and Public Spaces’</i> - meet the requirements of AS3000 – ‘<i>SAA Wiring Rules</i>’. - meet the requirements of Energex for unmetered supply - 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. d) Submit to IS written evidence from Energex confirming that the existing lighting infrastructure along Meissner Street is sufficient to service the proposed bus stop design and location.	c) Within two months of practical completion d) Within two months of practical completion
10.	Public transport – bus stops a) Construct the Meissner Street, Redland Bay bus stop: - located generally in accordance with the set of endorsed civil plans (FC-22-014-3F dated 01/09/2023) including: - Locality Plan & Drawing Index (C-0001); - Existing Site Features & Control Line (C-0002); - Typical Sections & Details (C-0003); - Meissner Street (MC01) Longitudinal Section (C-0100); - Retaining Wall (RW04) Longitudinal Sections (C-0101); - Retaining Wall Details (C-0102); - Design Detail (C-0200); - Signage and Linemarking (C-0201); - Drainage Longitudinal Sections (C-0300); and - Meissner Street (MC01) Cross Sections (C-0400) - and; - designed generally in accordance with <i>Chapter 5: Bus stop infrastructure in Part 2 – Modal Infrastructure Chapters of the Public Transport Infrastructure Manual</i> b) Submit to EDQ IS RPEQ certification that the bus stops have been constructed in accordance with part a) of this condition.	a) At practical completion b) Within two months of practical completion
11.	Communication to nearby adjoining properties Submit to EDQ DA confirmation that properties at 19-21 and 25 Meissner Street and 44 Weinam Street have been provided with notification of works by Registered Post including: - Description of approval - Anticipated truck movements per hour and duration of time - Hours of operation	Prior to commencement of site works

PDA Development Conditions – OPERATIONAL WORKS

Ref	Condition	Timing
	iv. Provision for the safe and functional management of traffic on Banana Street (North) including any traffic control devices and signage v. Contact details	
12.	Vehicle Access Construct the vehicle crossovers for Lot 1 on RP135796 and Lot 141 on RP116753: a) located generally in accordance with the approved plans; and b) designed generally in accordance with Redland City Council adopted standards for Domestic Driveways	a) and b) At practical completion
13.	Retaining walls a) Submit to EDQ IS detailed engineering plans, certified by a RPEQ, for all retaining walls 1m or greater in height. Retaining walls must be: i. certified to achieve a minimum 50-year design life; ii. designed generally in accordance with <i>Australian Standard AS4678 – Earth Retaining Structures</i> and relevant material standards (e.g. <i>AS3600 – Concrete Structures</i>); iii. located and designed generally in accordance with the approved plans. 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 earthworks b) At practical completion c) Within two months of practical completion
14.	Roadworks a) Submit to EDQ IS detailed engineering drawings and bus swept paths, certified by a RPEQ, for all roadworks. The RPEQ certified engineering plans must be designed generally in accordance with the approved plans. b) Construct roadworks generally in accordance with the certified plans submitted under part a) of this condition. c) Submit to EDQ IS: i. certification from a suitably qualified and experienced RPEQ that all roadworks have been constructed generally in accordance with the certified plans submitted under part b) 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	a) Prior to commencing roadworks b) At practical completion c) Within two months of practical completion

PDA Development Conditions – OPERATIONAL WORKS

Ref	Condition	Timing
	asset owners for all roadworks constructed under this condition.	

No.	STANDARD 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.	Road Infrastructure Design Standards The design of Pedestrian Crossings, Bus Stops, Road Design and all other relevant infrastructure are to be designed in accordance with EDQ Guideline no.13.
3.	EDQ Practice Notes and Guidelines All EDQ practice notes, guidelines and forms, such as those for Compliance Assessment, Plan Sealing, Out of Hours Work Requests, can be accessed at the EDQ website.
4.	Aboriginal Cultural Heritage The <i>Aboriginal Cultural Heritage Act 2003</i> requires anyone who carries out a land use activity to exercise a duty of care. Further information on cultural heritage duty of care is available on the Department of Aboriginal and Torres Strait Islander Partnerships (DATSIP) website: https://www.datsip.qld.gov.au/resources/datsima/people-communities/cultural-heritage/cultural-heritage-duty-care.pdf The DATSIP has established a register and database of recorded cultural heritage matters, which is also available on the Department's website: https://www.datsip.qld.gov.au/people-communities/aboriginal-torres-strait-islander-cultural-heritage/cultural-heritage-search-request Quandamooka Yoolooburrabee Aboriginal Corporation (QYAC) is the registered cultural heritage body in the Redland City local government area. You may wish to consult with QYAC in relation to aboriginal and cultural heritage matters prior to the commencement of works on site. QYAC can be contacted on 07 3415 2816 or admin@QYAC.net.au Should any aboriginal, archaeological or historic sites, items or places be identified, located or exposed during construction or operation of the development, the <i>Aboriginal and Cultural Heritage Act 2003</i> requires all activities to cease. Should this occur, please contact DATSIP for further information.

**** End of Package ****