



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

Our ref: DEV2023/1403

7 December 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

PDA Development Permit for Operational Work for Temporary Car Park and associated works including car park works, earthworks and vegetation removal at 9 Meissner Street, Redland Bay described as Lot 197 on SP123870

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 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	9 Meissner Street, Redland Bay	
Lot on plan description	Lot number	Plan description
	Lot 197	SP123870
PDA development application details		
DEV reference number	DEV2023/1403	
'Properly made' date	02/06/2023	
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	Operational works involving minor earthworks and vegetation removal for the construction of a temporary carpark with 131 car parks.	
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: • Temporary Car Park	
Decision date	7 December 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.	Arboricultural Tree Survey – Weinam Creek Priority Development Area, Redland Bay, prepared by Redlands Tree Service	RTS-ATS-230721-001 WEINAM – Revision 2	21 July 2023
2.	Engineering Drawings - Locality Plan and Drawing Index, prepared by Engineering Services Queensland	FC-22-014-TC C-0001	18/08/2023

3.	Engineering Drawings – Existing Features and Key Plan, prepared by Engineering Services Queensland	FC-22-014-TC C-0002	18/08/2023
4.	Engineering Drawings – Control Line – Sheet 1, prepared by Engineering Services Queensland	FC-22-014-TC C-0003	18/08/2023
5.	Engineering Drawings – Control Line – Sheet 2, prepared by Engineering Services Queensland	FC-22-014-TC C-0004	18/08/2023
6.	Engineering Drawings – Control Line Setout Tables, prepared by Engineering Services Queensland	FC-22-014-TC C-0005	18/08/2023
7.	Engineering Drawings – Bulk Earthworks plan, prepared by Engineering Services Queensland	FC-22-014-TC C-0100	18/08/2023
8.	Engineering Drawings – Typical Sections and Standard Notes, prepared by Engineering Services Queensland	FC-22-014-TC C-0101	18/08/2023
9.	Engineering Drawings – Design Detail – Sheet 1, prepared by Engineering Services Queensland	FC-22-014-TC C-0200	18/08/2023
10.	Engineering Drawings – Design Detail – Sheet 2, prepared by Engineering Services Queensland	FC-22-014-TC C-0201	18/08/2023
11.	Engineering Drawings – Signage & Line marking Plan – Sheet 1, prepared by Engineering Services Queensland	FC-22-014-TC C-0300	18/08/2023
12.	Engineering Drawings – Signage & Line marking Plan – Sheet 2, prepared by Engineering Services Queensland	FC-22-014-TC C-0301	18/08/2023

Preamble, abbreviations, and definitions

ABBREVIATIONS AND DEFINITIONS

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

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

BFP means Building Format Plan.

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

CONTRIBUTED ASSET means an asset constructed under a PDA development approval or Infrastructure Agreement that will become the responsibility of an External Authority. For the purposes of operational works for a Contributed Asset, the following definitions apply:

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

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

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

EDQ means Economic Development Queensland.

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

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

EP Act means the *Environmental Protection Act 1994*.

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

LTA means *Land Title Act 1994*.

MEDQ means the Minister for Economic Development Queensland.

PDA means Priority Development Area.

RPEQ means Registered Professional Engineer of Queensland.

Compliance assessment

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

- a) The applicant must:
 - i) pay to MEDQ at the time of submission the relevant fee for Compliance Assessment, including any third party peer review costs which will be charged on a 100% cost recovery basis. The Compliance Assessment fees are set out in EDQ Development Assessment Fees and Charges Schedule¹ (as amended from time to time).
 - ii) submit to EDQ DA a duly completed Compliance Assessment form².
 - iii) submit to EDQ DA the documentation as required under the relevant condition.
- b) Where EDQ is satisfied the documentation submitted for Compliance Assessment meets the requirements of the relevant condition (or element of the condition), EDQ will endorse the documentation and advise by written notice.
- c) Compliance Assessment and endorsement can be repeated where a different design or solution, to that already endorsed, is sought.
- d) The process and timeframes that apply to Compliance Assessment are as follows:
 - i) applicant submits items required under a) above to EDQ DA for Compliance Assessment.
 - ii) **within 20 business days** – EDQ assesses the documentation and:
 - 1. if satisfied, endorses the documentation; or
 - 2. if not satisfied, notifies the applicant accordingly.
 - iii) if the applicant is notified under ii.2. above, revised documentation must be submitted **within 20 business days** from the date of notification.

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.

- 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@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 temporary use is to cease two (5) 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
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,	a) Prior to commencing work

PDA development conditions		
No.	Condition	Timing
	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. b) A copy of the CMP submitted under part a) of this condition must be current and available on site. c) Carry out all construction work generally in accordance with the CMP submitted under part a) of this condition.	b) During construction 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); 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
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;	a) Prior to commencing work

PDA development conditions		
No.	Condition	Timing
	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>	b) During construction
9.	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
10.	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

PDA development conditions		
No.	Condition	Timing
11.	Earthworks a) Carry out earthworks in accordance with: i) <i>Australian Standard AS3798 – 2007 Guidelines on Earthworks for Commercial and Residential Developments</i> and ii) the approved engineering plans. b) Submit to EDQ IS RPEQ certification that: i) all earthworks have been carried out in accordance with the approved plans under part a) of this condition; and ii) any unsuitable material encountered has been treated or replaced with suitable material.	a) Prior to commencing earthworks b) Prior to commencement of use
12.	Outdoor Lighting 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
13.	Car Parking a) Construct, sign and delineate car parking spaces generally in accordance with <i>Australian Standard AS2890 – Parking Facilities</i> and the approved plans. b) Submit to EDQ IS RPEQ certification that parking facilities have been constructed in accordance with part a) of this condition.	a) Prior to commencement of use b) Prior to commencement of use
14.	Vehicle Access a) Vehicle crossover must be: i) located generally in accordance with the approved plans; and ii) designed generally in accordance with Council's adopted standards. b) Submit to EDQ IS, RPEQ certification that the crossover is in accordance with part a) of this condition.	a) Prior to commencement of use b) Prior to commencement of use
15.	Pedestrian Access a) Pedestrian thoroughfare along Banana Street is to be always maintained. Demolition of the pedestrian path within Lot 1 on SP309584 must not occur until an alternative formalised path along Banana Street is provided. b) Submit to EDQ IS, an RPEQ certified plan of the temporary pathway proposed along Banana Street. The temporary path must have a minimum width of 1.5m and be installed in accordance with Council standards including road safety measures.	a) At all times b) Prior to demolition of existing footpath in Lot 1 on SP309584

PDA development conditions		
No.	Condition	Timing
	c) Install a temporary pathway along Banana Street in accordance with the certified plans submitted under part b) of this condition.	c) Prior to commencement of use and maintained until construction of an ultimate footpath on Banana Street
16.	Bus Park - Banana Street A bus parking area is to be maintained for 1 bus located within Banana Street.	At all times
17.	Stormwater Management (Quality) a) Submit to EDQ IS detailed engineering drawings, certified by a RPEQ, for stormwater devices within Banana Street designed generally in accordance with: i) <i>PDA Guideline No. 13 Engineering standards – Stormwater quality.</i> b) Construct stormwater works generally in accordance with the certified plans submitted under part a) of this condition.	a) Prior to commencement of works b) Prior to commencement of use
18.	Vegetation Management Plan a) Submit to EDQ DA a vegetation management plan prepared by a qualified ecologist or arborist (AQF Level 5 or above) for the removal of vegetation and/or any encroachment into the Tree Protection Zone of vegetation. b) Carry out vegetation clearing in accordance with the approved Vegetation Management Plan. c) Submit to EDQ DA 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 commencement of works b) Prior to commencement of use c) Prior to commencement of use
19.	Tree Protection Fencing Install tree protection fencing to protect any tree that is to be retained in accordance with the Vegetation Management Plan approved under condition 19. All tree protection fencing is to be generally in accordance with AS 4970-2009 <i>Protection of trees on development sites</i> .	Prior to commencing work and to be maintained until work has been completed
20.	Fauna Spotter and Catcher a) A licensed Wildlife Spotter/Catcher under the <i>Nature Conservation Act 1992</i> is to undertake a survey of the site to identify any fauna or habitat features (e.g. nests, tree hollows) and certify that any necessary fauna protection measures or relocation procedures have been implemented.	a) Prior to commencement of vegetation clearing

PDA development conditions		
No.	Condition	Timing
	b) A licensed Wildlife Spotter/Catcher must be present during the vegetation clearing.	b) At all times during vegetation clearing
	c) Submit to EDQ DA certification from the licensed Wildlife Spotter/Catcher that vegetation clearing, and fauna protection measures were carried out generally in accordance with the conditions of approval.	c) Within 3 months of the completion of vegetation clearing

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 ****