



Our ref: DEV2018/918/3

15 December 2023

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

Redland City Council  
Att: Ms Laura Twining,  
Property Management Officer  
PO Box 21  
CLEVELAND QLD 4163

Email: [laura.twining@redland.qld.gov.au](mailto:laura.twining@redland.qld.gov.au)

Dear Ms Twining

**Section 99 Approval - application to change PDA development approval**  
**Material change of use for car park (temporary) at 233 Middle Street, Cleveland described as Lot 19 on SP115544**

On 15 December 2023 the Minister for Economic Development Queensland (MEDQ) decided to grant **all** of the amendment application applied for, subject to PDA development conditions set out in this PDA decision notice.

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

If you require any further information, please contact Jocelyn Bowyer, Principal Planner, Development Assessment, in Economic Development Queensland, by telephone on (07) 3214 9579 or at [jocelyn.bowyer@dsdilgp.qld.gov.au](mailto: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 – Approval

Site information		
Name of priority development area (PDA)	Toondah Harbour Priority Development Area	
Site address	233 Middle Street, Cleveland	
Lot on plan description	Lot number	Plan description
	19	SP115544
PDA development application details		
DEV reference number	DEV2018/918/3	
'Properly made' date	15 June 2023	
Type of application	<input type="checkbox"/> PDA development application for: <div style="margin-left: 20px;"> <input type="checkbox"/> Material change of use               <div style="margin-left: 20px;"> <input type="checkbox"/> Preliminary approval                   <input type="checkbox"/> Development permit                 </div> <input type="checkbox"/> Reconfiguring a lot               <div style="margin-left: 20px;"> <input type="checkbox"/> Preliminary approval                   <input type="checkbox"/> Development permit                 </div> <input type="checkbox"/> Operational work               <div style="margin-left: 20px;"> <input type="checkbox"/> Preliminary approval                   <input type="checkbox"/> Development permit                 </div> <input checked="" type="checkbox"/> Application to change PDA development approval               <input type="checkbox"/> Application to extend currency period             </div>	
Description of proposal applied for	Car park	
PDA development approval details		
Decision of the MEDQ	<p>The MEDQ has decided to grant <b>all</b> of the PDA development approval applied for, <b>subject to</b> PDA development conditions forming part of this decision notice.</p> <p>The approval is to change conditions 3 and 4 of the current approval which relate to the duration and cessation of the use.</p>	
Original Decision date	26 March 2018	
1 <sup>st</sup> Change to approval date	10 June 2022	
2 <sup>nd</sup> Change to approval	15 December 2023	
Currency period	2 years from original date of approval (Note: the development approval is in effect as the use has commenced).	
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.		
Plans and documents previously approved on 26 March 2018		Number
1.	Proposed Overflow Car Parking Layout Plan	N/A
		09/02/2018

PDA Development Conditions		
No.	Condition	Timing
<b>General</b>		
1.	<b>Carry out the Approved Development</b>  Carry out the approved development generally in accordance with the approved plans and documents.	Prior to commencement of use
2.	<b>Maintain the Approved Development</b>  Maintain the approved development (including landscaping, parking, driveways and other external spaces) generally in accordance with the approved plans and documents, and any other approval or endorsement required by these conditions.	At all times
3.	<b>Duration of Use</b>  The car park is to be used for a maximum of 100 days annually.	At all times
4.	<b>Cessation of Use</b>  The use is to cease eight (8) years from the date of the original approval.	At all times
5.	<b>Installation and Removal of Temporary Fencing</b>  Temporary fencing which is installed for the operation of the car park is to be installed no earlier than 2 days prior to the temporary car park commencing use and removed no later than 2 days after the temporary car park use ending.	At all times
<b>Engineering</b>		
6.	<b>Manage Use of Car Park</b>  a) During times when the car park is operating, manage access to the site and parking of vehicles within the car park. b) Install 'reverse parking only' signage to those car parks on the western side of the site in order to minimise impacts on residents of the units in proximity to this area	At all times
7.	<b>Vehicle Access</b>  a) Construct a new crossover to the Wharf Street access to replace the existing barrier kerb at this location. The crossover is to be designed generally in accordance with the standards nominated in the Redland Planning Scheme - Planning Scheme Policy 9 – Infrastructure Works – Chapter 15 Access and Parking. b) Install a gravel threshold at the entrance/exit point to Wharf Street of not less than 5m x 5m to minimise the spread of mud and dirt to the street. c) Maintain the existing vehicle crossovers generally in accordance with the approved plans.	a) Prior to commencement of use and to be maintained  b) Prior to commencement of use and to be maintained  c) At all times
8.	<b>Car Park Signage</b>  Install temporary car parking signage in accordance with the Manual of Uniform Traffic Control Devices.	Prior to commencement of use and to be maintained
9.	<b>Outdoor Lighting</b>  Outdoor lighting within the development is to be designed and installed in accordance with <i>AS 4282:1997 Control of the Obtrusive Effects of Outdoor Lighting</i> .	Prior to commencement of use and to be maintained

PDA Development Conditions		
No.	Condition	Timing
10.	<b>Public Infrastructure – Damage, Repairs and Relocation</b>  Repair any damage to existing public infrastructure that occurred during works carried out in association with the approved development. Should existing public infrastructure require relocation, due to the approved development, the developer is responsible for these costs together with compliance with relevant standards and statutory requirements.	Prior to commencement of use
11.	<b>No Increase to Impervious Site Area</b>  No construction of additional hardstand area that would increase the hardstand area on the site is to be carried out.	Prior to commencement of use and to be maintained
<b>Environment</b>		
12.	<b>No Removal of Vegetation</b>  No removal of vegetation is to be undertaken in association with the use of the site as a car park.	At all times

### 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 \*\***