



Economic Development Queensland

Creating and investing in sustainable places for Queensland to prosper

Our ref: DEV2023/1411

11 July 2024

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 Development Permit for Operational Work – Linear Park Works at 12 Meissner Street, Redland Bay described as Lot 3 on SP309555

On 11 July 2024, 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 website at [Current applications and approvals](#).

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@edq.qld.gov.au, who will assist.

Yours sincerely

Carolyn Mellish
Director
Development Assessment
Economic Development Queensland



PDA Decision Notice

Site information		
Name of priority development area (PDA)	Weinam Creek Priority Development Area	
Site address	12 Meissner Street, Redland Bay	
Lot on plan description	Lot number	Plan description
	Lot 3	SP309555
PDA development application details		
DEV reference number	DEV2023/1411	
'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 proposed development is for the construction of a section of a linear park. The linear park is a requirement of the Weinam Creek Master Plan that has been approved under Development Permit DEV2020/1143.	
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: • Operational Works - Park	
Decision date	11 July 2024	
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.	Landscape Drawings – Cover sheet and key plan	628-CD001 – Issue 2	13/07/2023
2.	Landscape Drawings – Legend	628-CD010 – Issue 2	13/07/2023
3.	Landscape Drawings – Materials and Finishes Schedule	628-CD011 – Issue 3	22/08/2023
4.	Landscape Drawings – Plant Schedule – as amended in red	628-CD050 – Issue 3	22/08/2023
5.	Landscape Drawings – Landscape Plan Sheet 1 – as amended in red	628-CD701 – Issue 3	22/08/2023
6.	Landscape Drawings – Landscape Details – Issue 2	628-CD901 – Issue 2	13/07/2023
7.	Amenities Finishes Schedule	43648-005 – Rev B	23/05/2023
8.	02LA Standard Landscape Specification	LS002 – Rev A	27/07/2022
9.	Electrical Drawings – Install SL Pit, Conduit	S1302046 – 21-0019-01	16/08/2023
10.	Electrical Drawings – Rate 3 Lighting – Sheet 1 of 2	S1302047 – 21-0019-01	16/08/2023
11.	Electrical Drawings – Rate 3 Lighting – Sheet 2 of 2	S1302047 - 21-0019-02	16/08/2023
12.	Civil Drawings – Locality Plan & Drawing Index	FC-22-014-3B(1)-C-0001 (Rev A)	30/01/2024
13.	Civil Drawings – Existing Site Features & Control Line	FC-22-014-3B(1)-C-0002 (Rev A)	30/01/2024
14.	Civil Drawings – Typical Sections Standard Notes and Longitudinal Sections	FC-22-014-3B(1)-C-0003 (Rev A)	30/01/2024
15.	Civil Drawings – Demolition plan	FC-22-014-3B(1)-C-0004 (Rev A)	30/01/2024
16.	Civil Drawings – Design detail - sheet 1	FC-22-014-3B(1)-C-0100 (Rev A)	30/01/2024
17.	Civil Drawings – Design detail - sheet 2	FC-22-014-3B(1)-C-0101 (Rev A)	30/01/2024
18.	Civil Drawings – Sewer and water reticulation plan	FC-22-014-3B(1)-C-0200 (Rev A)	30/01/2024
19.	Civil Drawings – Sewer longitudinal section	FC-22-014-3B(1)-C-0201 (Rev A)	30/01/2024
20.	Civil Drawings – Footpath 10 (fp10) cross sections	FC-22-014-3B(1)-C-0300 (Rev A)	30/01/2024
21.	Civil Drawings – C.M.P. Index & standard notes	FC-22-014-3B(1)-C-0400 (Rev A)	30/01/2024
22.	Civil Drawings – Construction management plan	FC-22-014-3B(1)-C-0401 (Rev A)	30/01/2024
23.	Civil Drawings – Erosion & sediment control standard notes	FC-22-014-3B(1)-C-0402 (Rev A)	30/01/2024
24.	Civil Drawings – Erosion & sediment control plan	FC-22-014-3B(1)-C-0403 (Rev A)	30/01/2024

Preamble, abbreviations, and definitions

PREAMBLE

Nil

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.

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.

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*.

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@edq.qld.gov.au
- b) EDQ IS: PrePostConstruction@edq.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.	Prior to commencement of use
2.	Maintain the Approved Development Maintain the approved development generally in accordance with the approved plans and documents.	At all times following commencement of use
3.	Hours of Work – Construction Unless otherwise endorsed, via Compliance Assessment for out of hours work, 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
4.	Certification of Operational Work Carry out all Operational Work 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 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;	a) Prior to commencing work

PDA development conditions		
No.	Condition	Timing
	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
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.	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;	a) Prior to commencing work

PDA development conditions		
No.	Condition	Timing
	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
	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
8.	Earthworks a) Submit to EDQ IS detailed earthworks plans, certified by a RPEQ, and designed generally in accordance with: i) <i>Australian Standard AS3798 – 2007 Guidelines on Earthworks for Commercial and Residential Developments</i> and ii) the approved Civil Drawings. 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 6 – 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;	a) Prior to commencing earthworks

PDA development conditions		
No.	Condition	Timing
	2. preserve all drainage structures from structural loading impacts resulting from earthworks associated with the approved development; and vii) where rock or ground anchors are required within adjoining road or land, include consents from relevant road manager(s) and/or landowner(s). 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 ii) any unsuitable material encountered has been treated or replaced with suitable material.	b) Prior to commencement of use c) Prior to commencement of use
9.	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 or during earthworks b) Prior to commencement of use c) Prior to commencement of use
10.	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 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:	a) Prior to commencement of use b) Prior to commencement of use

PDA development conditions		
No.	Condition	Timing
	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.	c) Prior to commencement of use
11.	Water Connection Connect the approved development to the existing water reticulation network generally in accordance with Redland City Council current adopted standards.	Prior to commencement of use.
12.	Sewer Connection Connect the approved development to the existing sewer reticulation network generally in accordance with Redland City Council current adopted standards.	Prior to commencement of use.
13.	Landscape Works a) Submit to EDQ IS detailed landscape plans, certified by an AILA, for the development’s landscape works. The detailed landscape plans must be designed generally in accordance with the following approved plans: i) Landscape plans prepared by 02LA dated 13.07.2023 amended in red. b) Construct landscape works generally in accordance with the certified plans submitted under part a) of this condition.	a) Prior to commencement of work b) Prior to commencement of use.
14.	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
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

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**