



Our ref: DEV2024/1538

16 January 2025

Australian Volunteer Coast Guard Association Inc
C/- Town Planning Alliance Pty Ltd
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 Application DEV2024/1538 for Development Permit for Operational Works for Signage (pylon sign) on part of land at 72 Banana Street, Redland Bay described as Part Lot 1 on SP309584

On 16 January 2025, 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 Dr 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 PDA	
Site address	part of 72 Banana Street, Redland Bay, 4165	
Lot on plan description	Lot number	Plan description
	Lot 1	SP309584
PDA development application details		
DEV reference number	DEV2024/1538	
'Properly made' date	23 September 2024	
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 – Signage (Pylon Sign)	
PDA development approval details		
Decision of the MEDQ	The MEDQ has decided to grant <u>all</u> of the PDA development approval applied for, <u>subject to</u> PDA development conditions forming part of this decision notice The approval is for: • Operational works – Pylon Sign	
Decision date	16 January 2025	
Currency period	2 years from the date of the decision	
Assessment Team		
Assessment Manager (Lead)	Jocelyn Bowyer, Principal Planner	
Manager	Julie-Ann Dawson, Manager	
Engineer	Ava Jalali, Engineer	
Director	Carolyn Mellish, Director	
Delegate	Local Representative Council	

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.	Proposed - Site and Locality Plans, prepared by Vision 1 Architects	24049 – WD-0200 Issue A	05.08.2024
2.	Signage Plan, prepared by Sign Age	n.a.	Not dated

Preamble, abbreviations, and definitions

ABBREVIATIONS AND DEFINITIONS

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

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.

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
	c) Carry out all construction work generally in accordance with the CMP submitted under part a) of this condition.	c) During construction
4.	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) 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>	a) Prior to practical completion b) Prior to practical completion
5.	Pylon Sign – Engineering Drawings a) Submit to EDQ IS, detailed engineering drawings for the Pylon sign, certified by an RPEQ, generally in accordance with: i) PDA Guideline No. 13 Engineering standards; and ii) The approved drawings. The pylon is designed in accordance with the following: iii) made from marine resistant material; iv) able to withstand storm tide inundation; v) does not have moving image screen; vi) does not have flashing, chasing, scrolling or the like display; vii) has luminance levels not greater than: 1. 6000-7000 cd/m2 – during daytime 2. 600 cd/m2 – during dawn/dusk and inclement weather 3. 300cd/m2 – during nighttime; and viii) has no detrimental impact on residential premises and be turned off each day from 9:00 p.m. on the day till 6:30 a.m. on the following day if the display screen of the sign is visible from any residential premises within 200m of the sign. Note: The pylon is required to comply with <i>The Redland City Council Subordinate Local Law 1.4 (Installation of Advertising Devices) 2017</i> for low impact signs. b) Construct the pylon sign generally in accordance with the certified plans submitted under part a) of this condition. c) Submit evidence that the sign has been constructed in accordance with part a) of this condition.	a) Prior to commencing work b) Prior to commencing use c) Prior to commencing use

PDA Development Conditions		
No.	Condition	Timing
6.	Maritime Safety a) Development does not obstruct sight lines to aids to navigation. b) Development keeps sight lines of any aids to navigation which cross the land clear of obstructions	Parts a) and b) 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 ****