



Our ref: DEV2024/1495

03 February 2025

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

Email eda@tpalliance.com.au

Dear Ms Robson and Ms Nunn

S89(1)(a) Approval of PDA Development Application

PDA Development Application DEV2024/1495 for Development Permit for Operational Works for prescribed tidal works and associated works including vegetation removal at 72 Banana Street, Redland Bay and Unallocated State Land over Water described as Lot 1 on SP309584 and Unallocated State Land over Water

On 03 February 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) 3452 9579 or at Jocelyn.bowyer@edq.qld.gov.au, who will assist.

Yours sincerely

Brandon Bouda
A/Director
Development Assessment
Economic Development Queensland



PDA Decision Notice

Site information		
Name of priority development area (PDA)	Weinam Creek PDA	
Site address	72 Banana Street, Redland Bay and Unallocated State land	
Lot on plan description	Lot number	Plan description
	Lot 1	SP309584
	Unallocated state land	
PDA development application details		
DEV reference number	DEV2024/1495	
'Properly made' date	30/04/2024	
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 – Prescribed tidal works for the construction of 2 promenade viewing decks and 2 terraces and vegetation removal.	
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 – Prescribed Tidal Works	
Decision date	03 February 2025	
Currency period	2 years from the date of the decision	

Assessment Team			
Assessment Manager (Lead)		Jocelyn Bowyer, Principal Planner	
Manager		Julie-Anne Dawson, Manager	
Engineer		Ava Jalali, Engineer	
Delegate		Carolyn Mellish, Director	
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.	COVERSHEET & KEY PLAN	629-CD002 – Issue 4	09/07/2024
2.	LANDSCAPE DETAILS - CONCRETE STRUCTURES	629-CD901 – Issue 3	09/07/2024
3.	LANDSCAPE DETAILS - CONCRETE STRUCTURES	629-CD902 – Issue 3	09/07/2024
4.	LANDSCAPE DETAILS - DECK STRUCTURE - LARGE	629-CD903 – Issue 3	25/10/2023
5.	LANDSCAPE DETAILS - DECK STRUCTURE - MEDIUM	629-CD904 – Issue 1	01/05/2023 (Amended In Red 28/10/2024)
6.	Ecological advice - Proposed Works associated with Moreton Bay Marine Park, prepared by BAAM Ecological Consultants	N/A	11/05/2023
7.	Ecological advice – Proposed Viewing Decks within Moreton Bay Marine Park, prepared by BAAM Ecological Consultants	N/A	11/11/2023

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

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
 - 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.

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.

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.	Prior to expiration of the currency period
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
Construction		
3	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
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, 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) accord with the approved ecological advice prepared by BAAM; vi) site management: 1. for the provision of safe and functional alternative pedestrian routes, past, through or around the site;	a) Prior to commencing work

PDA Development Conditions		
No.	Condition	Timing
	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
6	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</i>	a) Prior to commencing work b) During construction

PDA Development Conditions		
No.	Condition	Timing
	<i>DTMR as road manager. It is recommended that applicants engage directly with the applicable road manager.</i>	
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	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
Engineering		
9	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 plans. 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 7 – 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:	a) Prior to commencing earthworks

PDA Development Conditions		
No.	Condition	Timing
	1. ensure adjoining properties and roads are not impacted by ponding or nuisance stormwater resulting from earthworks associated with the approved development; 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
10	Acid Sulfate Soils Management Plan a) 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
11	Retaining Walls a) Submit to EDQ IS detailed engineering plans, certified by a RPEQ, of 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.	a) Prior to commencing earthworks b) Prior to commencement of use

PDA Development Conditions		
No.	Condition	Timing
	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.	c) Prior to commencement of use
12	Engineering Designs – Compliance Assessment a) Submit to EDQ IS for compliance assessment, detailed engineering drawings for the terraces and decking, certified by an RPEQ (suitably qualified structural engineer), designed to be suitable for a coastal environment and generally in accordance with: i) PDA Guideline No. 13 Engineering standards; and ii) The approved landscape drawings. The detailed designs must demonstrate: i) Suitability for the intended usage and foreshore location; ii) Structural integrity for flood and tidal conditions under a 2100 climate change scenario; iii) That the proposed structures do not impose additional load on existing structures that would exceed the design capabilities of the existing structures. b) Construct the terraces and decking generally in accordance with the certified plans submitted under part a) of this condition. c) Submit to EDQ IS "as constructed" plans, certified by an RPEQ including an asset register in a format acceptable to Council. d) Submit "As Constructed drawings" to palm@des.qld.gov.au or mail to: Department of Environment and Science Permit and Licence Management Implementation and Support Unit GPO Box 2454 Brisbane Qld 4001	a) Prior to commencing work b) Prior to commencing use c) Prior to commencing use d) Within 10 business days of the completion of the works
Environment		
13	Landscape Works – Compliance Assessment a) Submit to EDQ IS for Compliance assessment, 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 approved landscape plans. b) Construct landscape works generally in accordance with the certified plans submitted under part a) of this condition. c) Submit to EDQ IS "as constructed" plans, certified by an AILA including an asset register in a format acceptable to Council.	a) Prior to commencement work b) Prior to commencement of use c) Prior to commencement of use

PDA Development Conditions		
No.	Condition	Timing
14	Protection of Trees on Site Protection of retained trees and establishment of a Tree Protection Zone (TPZ) during construction works is to be undertaken in accordance with <i>AS4970 Protection of Trees on Development Sites</i> and where required <i>AS4373 Pruning of Amenity Trees</i> . Any required tree works to be undertaken by a minimum AQF Level 3 Arborist under the Supervision of the Project Arborist.	For the duration of the works
15	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 and certify that any necessary fauna protection measures or relocation procedures have been implemented. b) A licensed Wildlife Spotter/Catcher must be present during the 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. <i>NOTE: It is recommended to undertake construction activities outside peak shorebird migration (March – May) in accordance with the approved ecological advice prepared by BAAM.</i>	a) Prior to commencement of vegetation clearing b) At all times during vegetation clearing c) Within 3 months of the completion of vegetation clearing
16	Water Quality For the proposed works, only use clean materials which are free from prescribed water contaminants.	For the duration of the works
17	Marine Plants Marine plants are to be protected and not permitted to be removed during construction of the works.	For the duration of the works
18	Tidal Land Profiles Tidal land profiles that are temporarily disturbed by the works, other than those within the permanent development footprint, must be restored to pre-work profiles.	Within five business days of the completion of works
19	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> and the <i>National Light Pollution Guidelines for Wildlife</i> prepared by the Commonwealth Department of the Environment and Energy.	Prior to commencement of use

PDA Development Conditions		
No.	Condition	Timing
Maritime Safety		
20	Maritime Safety a) Development is designed and constructed to be visible to mariners, to avoid the risk of collision. b) Development does not interfere with the operation of aids to navigation. c) Development does not obstruct the safe movement of vessels in a navigable waterway. d) The construction, operation and maintenance of the structures must not impede the safe navigation of other vessels or restrict the safe access to or from neighbouring structures.	All parts at all times
21	Removal of Debris and Redundant Structures a) Any debris or similar obstruction encountered whilst undertaking the work must be disposed of at the applicant's cost; and b) Any piles, signage, and/or structures to be demolished, both above and below the waterline must be completely extracted/removed and disposed at an appropriately licensed facility if infrastructure is not to be re-used / recycled.	a) At all times during works b) Within 3 months of the cessation of the temporary 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.

Any works within the Moreton Bay Marine Park will require an authority under the *Marine Parks Act 2004*.

Any works that disturb animal breeding places may be required to prepare a species management program and obtain approval from Department of Environment and Science in accordance with the *Nature Conservation Act 1992*.

**** End of Package ****