



Our ref: DEV2017/902/3

11 February 2025

Anthony van Osta and Jacqueline van Osta
10 Weinam Street
REDLAND BAY QLD 4165

Email address: ajvo@live.com.au

Dear Anthony and Jacqueline

Section 99 Approval - Application to Change PDA Development Approval
Material Change of Use for a Car Park (Interim) located at 10 Weinam Street, Redland Bay described as Lot 119 and 120 on RP30543

On 11 February 2025 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 [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

Brandon Bouda
A/Director
Development Assessment
Economic Development Queensland



PDA Decision Notice – Approval

Site information		
Name of priority development area (PDA)	Weinam Creek	
Site address	10 Weinam Street, Redland Bay	
Lot on plan description	Lot number	Plan description
	119	RP30543
	120	RP30543
PDA development application details		
DEV reference number	DEV2017/902/3	
'Properly made' date	06 January 2025	
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	
Description of proposal applied for	• Amend the length of development approval for interim use to 30 June 2027	
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.	
Original Decision date	25 May 2018	
1 st Change to approval date	15 February 2022	
2 nd Change to approval date	11 February 2025	
Currency period	2 years from the original decision date	
Expiry of development approval for interim land use	30 June 2027	
Assessment Team		
Assessment Manager (Lead)	Jocelyn Bowyer, Principal Planner	
Manager	Julie-Anne Dawson, Manager	
Director	Brandon Bouda, A/Director	
Delegate	Local Representative Committee	

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 25 May 2018		Number	Date
1.	Carpark Overview – as amended in red 30 January 2025	PL/01 Rev.1	30/01/18 (Amended in Red 22 May 2018 and 31 January 2025)
Plans and documents previously approved on 25 May 2018		Number	Date
2.	Design and Management Plan, Section 4.7 (page 5) – Compliant Management	Rev.1	30/01/18
3.	Landscape Design Plan	Rev.1	30/01/18 (Amended in Red 22 May 2018)
4.	Landscaping Plan	L/01 Rev.1	30/01/18 (Amended in Red 25 May 2018)

Abbreviations, and Definitions

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

COUNCIL means Redland City Council.

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 (including landscaping, parking, driveways, ground cover, line marking and any other external spaces) generally in accordance with the approved plans and documents, and any other approval or endorsement required by these conditions. <i>Refer Advice Note 4.</i>	At all times.
3.	Duration of Interim Use The approved material change of use of the premises for a car park, must cease operation by 30 June 2027.	As indicated
4.	Landscape Works Install and construct landscaping, fencing and driveway crossover entry gates within the proposed development generally in accordance with the following plans: i. The Landscaping Design Plan Rev.1 dated 30/01/18 (Amended in Red 22 May 2018); and ii. Landscaping Plan L/01 Rev.1 dated 30/01/18 (Amended in Red 25 May 2018).	Prior to commencement of use and to be maintained.
5.	Fencing Maintain all existing fencing on property boundaries, including the existing no-gap, pine-lap fence on the southern property boundary adjoining 69 Hamilton Street Redland Bay (Lot 8 on RP107394) in accordance with the Landscaping Plan L/01 Rev.1 dated 30/01/18 (Amended in Red 25 May 2018).	At all times.
6.	Car Park Management Operation of the interim car park is to be in accordance with the following management criteria: i. Installation and maintenance of visible signage internal to the site providing advice to car park patrons about being considerate to and avoiding nuisance to neighbours, including: 1. Avoiding noise, especially at night and early in the morning; and 2. Avoiding light nuisance; ii. No vehicle movement is permitted between the hours of 10:00pm to 4:30am. <i>Note: Vehicle movements for reasons of emergency and</i>	At all times.

	<i>residents entering/leaving the onsite dwelling are excluded from this requirement.</i> iii. The compliant management procedure for receiving, acknowledging, responding to and resolving complaints regarding any the interim car park generally in accordance with the Design and Management Plan section 4.7 (page 5) – Compliant Management Rev. 1 dated 30/01/18; and iv. On commencing car park rental, car park patrons are to be provided: 1. A designated, numbered parking space; and 2. Terms of use that identify expected patron behaviour to avoid disturbance beyond the boundaries of the subject site.	
7.	Advertising Devices One (1) advertising device is permitted to be installed on Hamilton Street frontage of the site, in accordance with: i. the description and dimensions of a Home Business Sign as detailed in the Redlands Planning Scheme, Part 9 – Schedules, Schedule 8 – Specific Advertising Devices (as amended from time to time); OR ii. the following description and dimensions: 1. description of a Wall Sign as detailed in the Redlands Planning Scheme, Part 9 – Schedules, Schedule 8 – Specific Advertising Devices (as amended from time to time); and 2. dimensions not exceeding 0.5m x 0.75m. unless otherwise agreed in writing by EDQ Development Assessment, DSDILGP.	At all times.
Engineering		
8.	Vehicle Access – Driveway Crossovers Construct vehicle crossovers generally in accordance with the approved plans. Vehicle crossovers are to be designed and constructed in accordance with Council adopted standards.	Prior to commencement of use and to be maintained.
9.	Car Parking Provide car parking spaces, delineated and signed, generally in accordance with the approved Carpark Overview, PL/01 Rev.1 dated 30/01/2018 (Amended in Red 22 May 2018 and 31 January 2025). Car parking spaces are to be designed and constructed generally in accordance with AS2890 – <i>Parking Facilities</i>. <i>Refer Advice Note 4.</i>	Prior to commencement of use and to be maintained at all times.

10.	Stormwater runoff Stormwater runoff from the development must be directed to a lawful point of discharge with 'no-worsening' to upstream or downstream properties for storm events up to 1% Annual Exceedance Probability (AEP) in accordance with Council current adopted standards.	Prior to commencement of use and to be maintained at all times.
11.	Outdoor Lighting Any outdoor lighting within the development, if established, shall be designed and installed in accordance with AS 4282:1997 <i>Control of the Obtrusive Effects of Outdoor Lighting</i> .	Prior to commencement of use and to be maintained.
12.	Public Infrastructure - Damage, Repairs and Relocation 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.

Advice Notes	
No.	Advice
1.	<i>Other Approvals</i> <i>Please note that in order 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.</i>
2.	<i>Interim Land Use</i> <i>This interim car park has been approved following an assessment that the proposal will not:</i> <i>• prejudice the achievement of the vision for the PDA as identified in the development scheme;</i> <i>• compromise the precinct provisions for Precinct 1 in the development scheme; or</i> <i>• delay a more appropriate long term use on the site.</i> <i>The granting of this interim car park provides no surety that the interim use can continue to operate beyond 30 June 2027 as identified in this approval.</i>
3.	<i>Infrastructure Charges</i> <i>This interim car park has been approved without an infrastructure charges payment condition. Should the applicant seek to change this approval, or make a development application for an interim car park for a period of time longer than granted in this approval, infrastructure charges may be levied. As the interim car park under this approval will not pay infrastructure charges, no credits will be applicable for the interim car park use should future PDA development approvals be obtained over the site.</i>

4.	<i>Maintaining the Approved Development</i> <i>Conditions 2 and 7 of this PDA development approval reference maintaining the approved development at all times. This requires the maintenance of all aspects of the interim car park use, including fencing, landscaping, line marking, no parking islands, signage, driveway crossovers and car park management arrangements.</i>
5.	<i>Residential Car Parking</i> <i>The PDA development approval does not change the ability of an occupier of the residence on the land to park vehicles on the site. The Design and Management Plan Rev.1 dated 30/01/2018 identifies that 2 vehicle parking spaces located beneath the residence on site will be used for residential parking.</i>

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 ****