



Economic Development Queensland

Creating and investing in sustainable places for Queensland to prosper

Our ref: DEV2024/1473

18 June 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 for Development Permit for Operational Work for roadworks, civil works, landscape works and clearing of vegetation at The Esplanade Road Reserve, Banana Street Road Reserve, Weinam Street Road Reserve, 72 Banana Street, Redland Bay described as Lot 1 on SP309584 and Road Reserve

On 18 June 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@dsdilgp.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	The Esplanade Road Reserve, Banana Street Road Reserve, Weinam Street Road Reserve, 72 Banana Street, Redland Bay	
Lot on plan description	Lot number	Plan description
	Lot 1	SP309584
PDA development application details		
DEV reference number	DEV2024/1473	
'Properly made' date	15 February 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 Work for roadworks, civil works, landscape works and clearing of vegetation to upgrade a section of the Moreton Bay Cycleway.	
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 - for roadworks, civil works, landscape works and clearing of vegetation	
Decision date	18 June 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
Director	Brandon Bouda, Director
Delegate	Toondah Harbour and Weinam Creek 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.	Arboricultural Impact Assessment and Tree Constraints Management Plan, prepared by Treescience	Version 1	September 2024
Lighting plans			
2.	Rate 3 Lighting - Sheet 1 of 4	S1302100 – Issue A	20/10/2023
3.	Install SL Pits & Conduits - Sheet 2 of 4	S1302100 – Issue A	20/10/2023
4.	Install SL Pits & Conduits - Sheet 3 of 4	S1302100 – Issue A	20/10/2023
5.	Install SL Pits & Conduits - Sheet 4 of 4	S1302100 – Issue A	20/10/2023
Engineering Plans			
6.	Locality Plan & Drawing Index	FC-22-014-3E – C-0001	04/04/2025
7.	Key Plan	FC-22-014-3E – C-0002	04/04/2025
8.	Existing Site Features Plan	FC-22-014-3E – C-0003	04/04/2025
9.	Control Line Layout – Sheet 1	FC-22-014-3E – C-0004	04/04/2025
10.	Control Line Layout – Sheet 2	FC-22-014-3E – C-0005	04/04/2025
11.	Control Line Layout – Sheet 3	FC-22-014-3E – C-0006	04/04/2025
12.	Control Line Layout – Sheet 4	FC-22-014-3E – C-0007	04/04/2025
13.	Control Line Layout – Sheet 5	FC-22-014-3E – C-0008	04/04/2025
14.	Control Line Setout Data – Sheet 1	FC-22-014-3E – C-0009	04/04/2025
15.	Control Line Setout Data – Sheet 2	FC-22-014-3E – C-0010	04/04/2025
16.	Typical Sections & Standard Notes	FC-22-014-3E – C-0011	04/04/2025
17.	Footpath 14 (FP14) Longitudinal Section	FC-22-014-3E – C-0100	04/04/2025
18.	Footpath 15 (FP15) Longitudinal Section	FC-22-014-3E – C-0101	04/04/2025
19.	Weinam Street Road Widening Longitudinal Section	FC-22-014-3E – C-0102	04/04/2025
20.	Design Detail – Sheet 1	FC-22-014-3E – C-0200	04/04/2025
21.	Design Detail – Sheet 2	FC-22-014-3E – C-0201	04/04/2025
22.	Design Detail – Sheet 3 – as amended in red	FC-22-014-3E – C-0202	04/04/2025
23.	Design Detail – Sheet 4	FC-22-014-3E – C-0203	04/04/2025

24.	Linemarking and Signage Plan	FC-22-014-3E – C-0204	04/04/2025
25.	Drainage Catchment Plan and Notes	FC-22-014-3E – C-0300	04/04/2025
26.	Drainage Longitudinal Section	FC-22-014-3E – C-0301	04/04/2025
27.	Road Cross Sections	FC-22-014-3E – C-0400	04/04/2025
28.	C.M.P Index & Standard Notes	FC-22-014-3E – C-0500	04/04/2025
29.	Construction Management Plan	FC-22-014-3E – C-0501	04/04/2025
30.	Erosion & Sediment Control Notes	FC-22-014-3E – C-0502	04/04/2025
31.	Erosion & Sediment Control Plan - Sheet 1	FC-22-014-3E – C-0503	04/04/2025
32.	Erosion & Sediment Control Plan - Sheet 2	FC-22-014-3E – C-0504	04/04/2025
Landscape Plans			
33.	Coversheet & Key Plan	625-CD001 – Issue 3	25/02/2025
34.	Legend	630-CD010 – Issue 2	25/02/2025
35.	Materials and Finishes Schedule - Sheet 1	630-CD011 – Issue 3	25/02/2025
36.	Materials and Finishes Schedule - Sheet 2	630-CD012 – Issue 2	25/02/2025
37.	Plant Schedules	625-CD020 – Issue 2	25/02/2025
38.	Site Plan	625-CD050 – Issue 2	25/02/2025
39.	Landscape Plan – Sheet 0	625-CD700 – Issue 2	25/02/2025
40.	Landscape Plan – Sheet 1 – as amended in red	625-CD701 – Issue 3	25/02/2025
41.	Landscape Plan – Sheet 2	625-CD702 – Issue 3	25/02/2025
42.	Landscape Plan – Sheet 3	625-CD703 – Issue 4	25/02/2025
43.	Landscape Details - Planting	625-CD990 – Issue 2	25/02/2025

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 *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.

DA 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.

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.

- 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.

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 and any other documentation endorsed via Compliance Assessment as required by these conditions.	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 practical completion
Construction Management		
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
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

PDA Development Conditions		
No.	Condition	Timing
	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.	b) During construction
7.	Acid Sulfate Soils Management Plan a) Submit to EDQ IS an Acid Sulfate Soils (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 practical completion c) Prior to practical completion
8.	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 DTMR as road manager. It is recommended that applicants engage directly with the applicable road manager.</i>	a) Prior to commencing work b) During construction

PDA Development Conditions		
No.	Condition	Timing
9.	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 practical completion b) Prior to practical completion
Engineering		
10.	Earthworks a) Submit to EDQ IS detailed earthworks plans, certified by a RPEQ, and designed generally in accordance with: <i>Australian Standard AS3798 – 2007 Guidelines on Earthworks for Commercial and Residential Developments</i> and - the approved plans. The certified earthworks plans are to: - include a geotechnical soils assessment of the site; - accord with the Erosion and Sediment Control Plans, as required by condition 6 – Erosion and sediment management; - accord with the Acid Sulfate Soil Management Plan, as required by condition 7 – Acid Sulfate Soil Management Plan; - include the location and finished surface levels of any cut and/or fill; - detail areas where dispersive soils will be disturbed, treatment of dispersive soils and their rehabilitation; - provide details of any areas where surplus soils are to be stockpiled; - detail protection measures to: - ensure adjoining properties and roads are not impacted by ponding or nuisance stormwater resulting from earthworks associated with the approved development; - preserve all drainage structures from structural loading impacts resulting from earthworks associated with the approved development; and - 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.	a) Prior to commencing earthworks b) Prior to on maintenance

PDA Development Conditions		
No.	Condition	Timing
	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.	c) Prior to on maintenance
11.	Roadworks	
	a) Submit to EDQ IS detailed engineering plans, certified by a RPEQ, for all roadworks. The RPEQ certified engineering plans must be designed in accordance with the approved engineering drawings.	a) Prior to commencing roadworks
	b) Construct roadworks generally in accordance with the certified plans submitted under part a) of this condition.	b) Prior to on maintenance of roadworks
	c) Submit to EDQ IS: i) certification from a suitably qualified and experienced RPEQ that all roadworks have been constructed generally in accordance with the certified plans submitted under part a) of this condition; and ii) all documentation as required by the <i>Certification Procedures Manual</i>. iii) as-constructed drawings, asset register and test results, certified by a RPEQ, in a format acceptable to the end asset owners for all roadworks constructed under this condition.	c) Prior to on maintenance of roadworks
12.	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>.	a) Prior to commencing roadworks
	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: 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.	b) Prior to commencing roadworks
	c) Submit to EDQ IS 'as-constructed' plans and test documentation, certified by a RPEQ, in a format acceptable to Council.	c) Prior to on maintenance of roadworks

PDA Development Conditions		
No.	Condition	Timing
13.	Outdoor Lighting – Neville Stafford Park Outdoor lighting within Neville Stafford Park is to be designed and constructed in accordance with the following i) <i>Australian Standard AS 4282:1997 Control of the Obtrusive Effects of Outdoor Lighting;</i> ii) <i>Australian Standards AS1158 – Lighting for Roads and Public Spaces;</i> and iii) the approved plans.	Prior to on maintenance of park works
14.	Car Parking a) Construct, sign and delineate car parking spaces generally in accordance with the <i>Australian Standard AS2890 – Parking Facilities</i> and the approved plans. b) Submit to EDQ IS, RPEQ certification that parking facilities have been constructed in accordance with part a) of this condition.	a) Prior to road work practical completion b) Prior to on maintenance
15.	Shared path a) Construct a 3m shared path in accordance with the approved plans and the supplement to <i>Austroads Guide to Road Design – Part 6A: Paths for Walking and Cycling</i> . b) Submit to EDQ IS, as-constructed drawings, asset register and test results, certified by a RPEQ, in a format acceptable to the end asset owners for the shared path constructed un accordance with part a) of this condition.	a) Prior to on maintenance of roadworks b) Prior to on maintenance of roadworks
16.	Stormwater Management a) Submit to EDQ IS detailed engineering drawings and hydraulic calculations, certified by a RPEQ, for the stormwater drainage system designed generally in accordance with: i) <i>PDA Guideline No. 13 Engineering standards;</i> and ii) Approved engineering plans. The certified plans are to include: iii) Gross pollutant traps with oil management for end of line stormwater inlet. b) Construct stormwater 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 a RPEQ including an asset register in a format acceptable to Council.	a) Prior to commencement of stormwater works b) Prior to on maintenance of roadworks c) Prior to on maintenance of road works

PDA Development Conditions		
No.	Condition	Timing
17.	Landscape Works – Neville Stafford Park a) Undertake landscape works in accordance with the approved plans as amended in red. b) Submit to EDQ IS ‘as constructed’ plans, certified by an AILA, and asset register in a format acceptable to Council.	a) Prior to on maintenance of park works b) Prior to on maintenance of park works
18.	Streetscape Works a) Submit to EDQ DA, detailed streetscape works drawings, certified by an AILA, for proposed streetscape works, including a schedule of proposed standard and non-standard Contributed Assets to be transferred to Council. The streetscape works must be designed generally in accordance with the approved landscape plans as amended in red and approved documents: The certified drawings are to include, where relevant: 1. location and type of street lighting in accordance with AS1158 –‘<i>Lighting for Roads and Public Spaces</i>’; 2. footpath treatments; 3. location and specifications of streetscape furniture; 4. location and size of stormwater treatment devices; and 5. street trees and plants, including species, size and location generally in accordance with Council’s adopted planting schedules and guidelines. b) Construct streetscape works generally in accordance with the streetscape plans endorsed under part a) of this condition. c) Submit to EDQ IS ‘as constructed’ plans, certified by an AILA, and asset register in a format acceptable to Council.	a) Prior to commencement of roadworks b) Prior to on maintenance of road works c) Prior to on maintenance of roadworks
19.	Tree Protection a) Carry out vegetation clearing in accordance with the approved Arboricultural Impact Assessment and tree Constraints Management Plan, prepared by Treescience. b) Install tree protection fencing to protect any tree that is to be retained in accordance with the Arboricultural Impact Assessment and tree Constraints Management Plan, prepared by Treescience. All tree protection fencing is to be generally in accordance with AS 4970-2009 <i>Protection of trees on development sites</i>. c) Submit to EDQ IS certification from a qualified ecologist or arborist (AQF Level 5 or above) that vegetation clearing has been carried out in accordance with part a) and b) of this condition.	a) At all times during park works b) At all times during park works c) Within 1 month of vegetation clearing.

PDA Development Conditions		
No.	Condition	Timing
20.	Wayfinding and Signage – Compliance Assessment a) Submit to EDQ DA for compliance assessment, a Wayfinding Strategy for the subject site that details: i) Wayfinding principles and elements relevant to the Weinam Creek PDA; ii) directional and interpretative signage; iii) integration with the wider Moreton Bay Cycleway strategy; and iv) outcomes of consultation undertaken with Council, including the date(s) of consultation, the information supplied to Council, a list of the persons consulted, comments received from Council (both written and verbal), and a response to the comments received. b) Implement the Wayfinding Strategy approved under part a) of this condition. c) Submit to EDQ DA, evidence that the Wayfinding Strategy has been carried out.	a) Prior to commencing works b) Prior to practical completion of roadworks c) Prior to practical completion of roadworks

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 ****