

18 July 2025

Economic Development Queensland  
 Development Assessment  
 PO Box 15009  
 CITY EAST QLD 4002



Sent Via Email

Dear Sir / Madam,

**RE: DEVELOPMENT APPLICATION FOR OPERATIONAL WORKS FOR MEISSNER STREET ROADWORKS WITHIN WEINAM CREEK MASTER PLAN (ROADWORKS AND STORMWATER DRAINAGE) WITHIN MEISSNER STREET ROAD RESERVE, HAMILTON STREET ROAD RESERVE, AND OUTRIDGE STREET ROAD RESERVE**

We write on behalf of *Redland Investment Corporation Pty Ltd* and enclose for your assessment an application for Operational Works for roadworks and associated works on Meissner Street. The proposed Operational Works will support the delivery of road infrastructure for the Weinam Creek PDA in line with the Development Scheme and Infrastructure Agreement.

The following documents are enclosed:

-  **Attachment 1:** PDA Application Form
-  **Attachment 2:** Civil Works Plans by *ESQ*

## 1. Application Details

<b>Site Address</b>	Meissner Street, Hamilton Street and Outridge Street Road Reserves		
<b>Real Property Description</b>	Meissner Street Road Reserve adjacent to lots 138, 139, 140 and 141 on RP116753, lots 16, 17 and 18 on RP80201, lots 2, 3, 4 and 5 on RP90590		
<b>Development Scheme</b>	Weinam Creek PDA Development Scheme		
<b>Development Scheme Precinct</b>	Precinct 1 – Mixed Use Village		
<b>Application Type</b>	<b>Aspects of Development</b>	<b>Type of Approval</b>	
		<b>Preliminary Approval</b>	<b>Development Permit</b>
	<b>Material Change of Use</b>		
	<b>Reconfiguration of a Lot</b>		

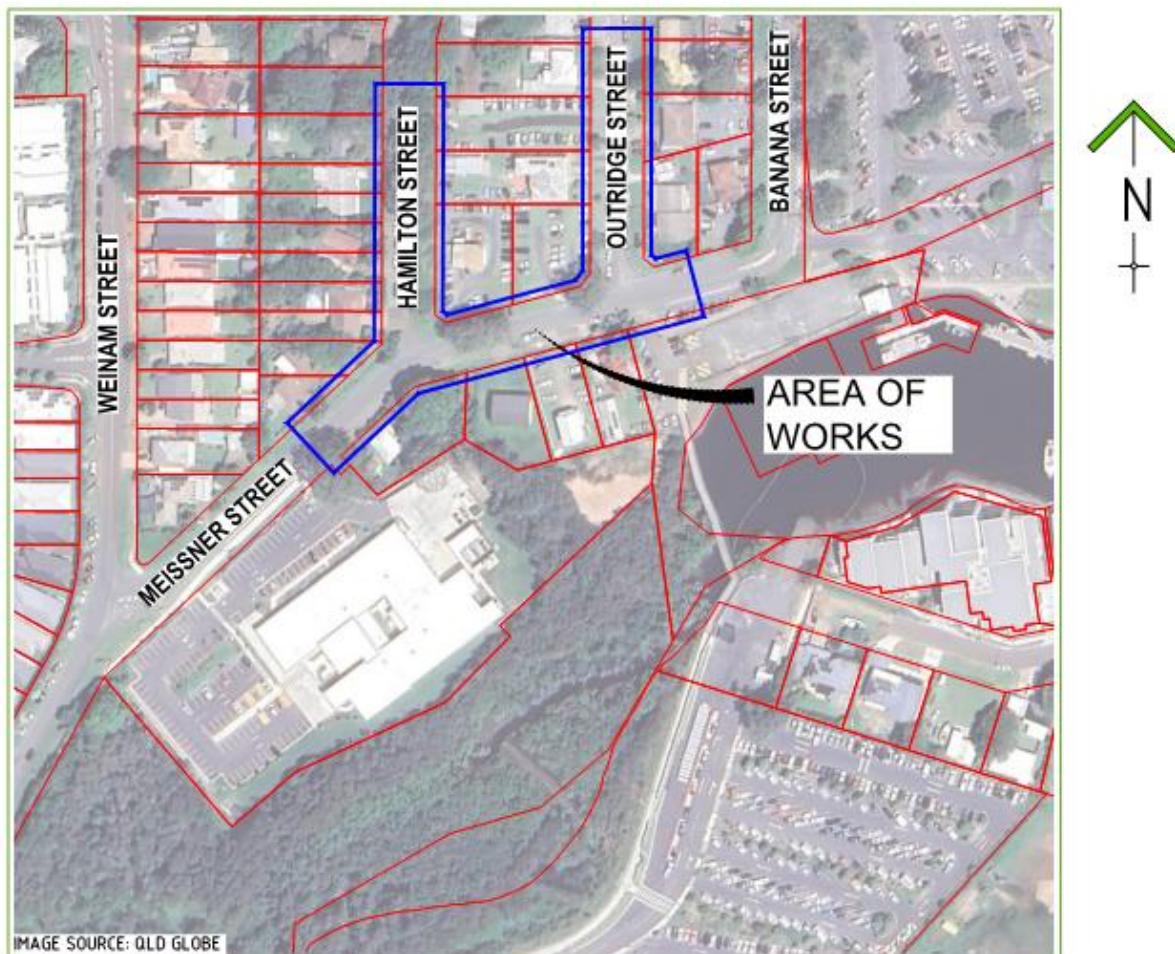
**Brisbane**  
 07 3361 9999  
 Level 1, 32 Logan Road  
 WOOLLOONGABBA QLD 4102

**Byron Bay**  
 02 6637 9110  
 Office 8, 1 Porter Street  
 BYRON BAY NSW 2481

**Gold Coast**  
 07 5613 2499  
 Shop 12, 228 Varsity Parade  
 VARSITY LAKES QLD 4227

	<b>Building Work</b>		
	<b>Operational Work</b>		✓
<b>Application Description</b>	PDA Development Permit for Operational Works for roadworks and stormwater drainage.		
<b>Level of Assessment</b>	Permissible Development		

## 2. Location



*Figure 1: Location of Site*

## 3. Approval History

The application is made on behalf of Council-owned subsidiary, *Redland Investment Corporation Pty Ltd*, who are working in partnership with Redland City Council to rejuvenate the Weinam Creek Priority







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Development Area (PDA) and support the development of Weinam Creek as a point of community focus and a regional Gateway to Moreton Bay and the Southern Moreton Bay Islands.

MEDQ granted approval for the Weinam Creek Master Plan on 22 December 2021 (DEV2020/1143), including:

-  PDA Preliminary Approval for Material Change of Use for Precinct 1a, Precinct 1c, Precinct 1c and Precinct 1d in accordance with the Weinam Creek Master Plan
-  PDA Preliminary Approval for Operational Works in accordance with the Weinam Creek Master Plan for Precinct 2a – Civic Promenade and Precinct 2b – Linear Park
-  PDA Development Permit for Material Change of Use for Precinct 1a – Car park (Interim)
-  PDA Development Permit for Material Road of Use for Precinct 3a – Landing (Boat Ramp)
-  PDA Development Permit for Operational Works for Precinct 2c – Neville Stafford Park and Precinct 4 – Sel Outridge Park
-  PDA Development Permit for Operation Works for Precinct 3a – Parking, access, civil work and tidal works

The requirement to deliver the construction of Meissner Street was not conditioned under the Master Plan approval. However, there is a requirement under the Infrastructure Agreement (Item 5) to provide road upgrades on Meissner Street. The enclosed plans for works to Meissner Street, Hamilton Street and Outridge Street are consistent with the approved Weinam Creek Master Plan and Infrastructure Agreement.

#### 4. Proposal

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The application seeks a PDA Development Permit for Operational Works to facilitate the roadworks and associated works on Meissner Street. The proposed Operational Works includes roadworks and stormwater drainage as set out on the enclosed plans by ESQ.

All proposed operational works are designed and constructed in accordance with Redland City Council standard drawings. The roadworks will remove and replace existing crossovers and new kerb, channel and stormwater drainage. Line marking and appropriate signage will be installed as shown on the enclosed engineering drawings.

A new 2.5m pedestrian footpath and turf will be installed on the southern extent of Meissner Street in accordance with the Infrastructure Agreement and approved Master Plan, to neatly tie into existing footpaths.

The existing sewer manholes will be raised to match the pavement level of the proposed surface levels.

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## 5. Assessment

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The *Economic Development Act 2012* provides the statutory planning framework for areas declared to be a Priority Development Area (PDA). This proposal will be assessed in accordance with the *Economic Development Act 2012*.

Section 87 of the *Economic Development Act 2012* sets out a range of matters that must be considered in the assessment of a PDA development application. The following matters are to be considered:

-  Main purpose of the Act; and
-  Any relevant State interest; and
-  Development Scheme.

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### 5.1 Economic Development Act 2012

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In accordance with Section 3 of the *Economic Development Act 2012*:

*“The main purpose of this Act is to facilitate economic development, and development for community purposes, in the State”.*

The proposal is identified as achieving the main purpose of the Act by facilitating economic development, and development for community purposes in accordance with the *Weinam Creek Development Scheme*.

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### 5.2 State Interests

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As set out in Section 1.5 of the *Weinam Creek PDA Development Scheme*, matters of State Interest have been considered in the preparation of the Development Scheme. Furthermore, the nature of the application being for Operational Works to facilitate the upgrade of Meissner Street is identified as aligning with the *Weinam Creek PDA Development Scheme* and relevant matters of State Interest.


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### 5.3 Weinam Creek PDA Development Scheme


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#### 5.3.1 Definitions

The application involves the carrying out of operational work. Operational Work is defined under the *Economic Development Act 2012*:

-  *“Operational work see the Planning Act, schedule 2”.*

Furthermore, the *Planning Act 2016* defines Operational Work as:

-  *“Operational work means work, other than building work or plumbing or drainage work, in, on, over or under premises that materially affects premises or the use of premises”.*

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### 5.3.2 Levels of Assessment

Pursuant to Table 1: Levels of Assessment of the *Weinam Creek PDA Development Scheme*, the development which seeks approval for the below aspects is identified as Permissible Development:

-  PDA Development Permit for Operational Works for roadworks and stormwater drainage

### 5.3.3 Notification Requirements

In accordance with Section 3.2.8 of the *Weinam Creek PDA Development Scheme*, “a PDA development application will require Public Notification if the application:

-  Includes a proposal for development which does not comply with Map 2, 3 and 4, their intent or the Precinct provisions; or
-  Is for development which in the opinion of the MEDQ, may have adverse impacts on the amenity or development potential of adjoining land under separate ownership.

The MEDQ may require public notification in other circumstances if the development application is for a use or of a size or nature which, in the opinion of the MEDQ, warrants public notification”.

The nature of the application being Operational Works is not identified as requiring Notification.

### 5.3.4 Consistency with the Development Scheme

As set out in Section 3.2.4 of the *Weinam Creek PDA Development Scheme*, Permissible development is consistent with the scheme if:

- (i) *the development complies with all relevant PDA-wide criteria and the Precinct provisions, or*
- (ii) *the development does not comply with one or more of the aspects of the PDA-wide criteria or Precinct provisions but:*
  - a. *the development does not conflict with the PDA vision, and*
  - b. *there are sufficient grounds to justify the approval of the development despite the noncompliance with the PDA-wide criteria or the Precinct provisions.*

The development is identified as being consistent with the Development Scheme in accordance with Section 3.2.4 of the *Weinam Creek PDA Development Scheme*. In particular, the proposal will facilitate the delivery of road infrastructure for the PDA in line with Development Scheme and the infrastructure agreement.

## 6. Conclusion

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This application seeks a PDA Development Permit for Operational Works for proposed roadworks and associated works on Meissner Street. The proposed Operational Works will support the delivery of road infrastructure for the Weinam Creek PDA in line with the Development Scheme and Infrastructure Agreement.

We trust that the information provided is to your satisfaction. Should you wish to discuss this matter further, please do not hesitate to contact me on 3361 9999.

Yours faithfully

**TOWN PLANNING ALLIANCE PTY LTD**



**Tara Nunn**  
**SENIOR PLANNER**

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