

Our ref: DEV2024/1543

24 December 2025

Redland Investment Corporation Pty Ltd
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 Applicant

PDA Decision Notice

Notice given under section 89(1) of the Economic Development Act 2012

Priority Development Area (PDA):	Weinam Creek PDA
PDA Development Type:	Development Permit for MCU for Extension to Emergency Services
Property Location:	Part 72 Banana Streed, Redland Bay
Property Description:	Part Lot 1 on SP309584

On 24 December 2025, the Local Representative Committee decided to approve the above PDA Development Application subject to PDA Development Conditions in accordance with the attached PDA Decision Notice.

The Decision Notice and approved plans and documents can also be viewed on EDQ's website at [Current applications and approvals](#).

If you require any further information, please contact Jocelyn Bowyer on 3214 9579 or by email at Jocelyn.bowyer@edq.qld.gov.au

Yours sincerely



Beatriz Gomez
Director
Development Services
Economic Development Queensland

Cc: Redland City Council – Email: rcc@redland.qld.gov.au

PDA Decision Notice

Site information		
Name of Priority Development Area (PDA)	Weinam Creek Priority Development Area	
Site address	Part 72 Banana Streed, Redland Bay	
Lot on plan description	Lot number	Plan description
	Lot 1	SP309584

PDA Development Approval details	
DEV Reference No.	DEV2024/1543
PDA Development Approval Type	☒ Material change of use ☐ PDA Preliminary Approval ☒ PDA Development Permit ☐ Reconfiguring a lot ☐ PDA Preliminary Approval ☐ PDA Development Permit ☐ Operational work ☐ PDA Preliminary Approval ☐ PDA Development Permit
Approval details	Extension to Emergency Services
Decision	EDQ has decided to grant all of the PDA Development Approval applied for, subject to PDA Development Conditions forming part of this Decision Notice.
Decision date	24 December 2025
Currency Period	4 years from the Decision date

Approved plans and documents				
The plans and documents approved and referred to in the PDA Development Conditions for the PDA Development Approval are detailed below.				
Plan/Document Name		Reference No.	Prepared By	Date
1.	Locality plan & drawing index	FC-22-014-CG – C-0001	Engineering Solutions QLD	21/05/2024
2.	Existing site features & control lines	FC-22-014-CG – C-0002	Engineering Solutions QLD	21/05/2024
3.	Control line setout data	FC-22-014-CG – C-0003	Engineering Solutions QLD	21/05/2024
4.	Typical sections & standard notes	FC-22-014-CG – C-0004	Engineering Solutions QLD	21/05/2024

5.	Retaining wall typical section & standard notes	FC-22-014-CG – C-0005 Version E	Engineering Solutions QLD	21/05/2024
6.	Design detail	FC-22-014-CG – C-0200 Version E	Engineering Solutions QLD	21/05/2024
7.	Jointing detail	FC-22-014-CG – C-0201 Version E	Engineering Solutions QLD	21/05/2024
8.	Drainage catchment plan	FC-22-014-CG – C-0300 Version E	Engineering Solutions QLD	21/05/2024
9.	Drainage longitudinal sections	FC-22-014-CG – C-0301 Version E	Engineering Solutions QLD	21/05/2024
10.	C.M.P. Index & standard notes	FC-22-014-CG – C-0700 Version E	Engineering Solutions QLD	21/05/2024
11.	Construction management plan	FC-22-014-CG – C-0701 Version E	Engineering Solutions QLD	21/05/2024
12.	Erosion & sediment control notes	FC-22-014-CG – C-0702 Version E	Engineering Solutions QLD	21/05/2024
13.	Erosion & sediment control plan	FC-22-014-CG – C-0703 Version E	Engineering Solutions QLD	21/05/2024
14.	Engineering Services Report	FC-22-014-CG	Engineering Solutions QLD	03/05/2025
15.	Coastguard Buffer Planting as amended in red 15/12/2025	SK43	O2 Landscape Architecture	15/02/2024
16.	Existing - site and locality plans	24049 - WD-0101 Issue A	Vision 1 Architects	05/08/2024
17.	Existing - ground floor plan	24049 - WD-0110 Issue A	Vision 1 Architects	05/08/2024
18.	Existing - upper floor_roof plan	24049 - WD-0111 Issue A	Vision 1 Architects	05/08/2024
19.	Existing - elevations	24049 - WD-0112 Issue A	Vision 1 Architects	05/08/2024
20.	Existing - photos	24049 - WD-0113 Issue A	Vision 1 Architects	05/08/2024
21.	Existing - photos	24049 - WD-0114 Issue A	Vision 1 Architects	05/08/2024
22.	Proposed - site and locality plans	24049 - WD-0200 Issue A	Vision 1 Architects	05/08/2024
23.	Proposed - rescue facility - demolition plans	24049 - WD-0201 Issue A	Vision 1 Architects	05/08/2024
24.	Proposed - rescue facility - ground and upper floor plan	24049 - WD-0202 Issue A	Vision 1 Architects	05/08/2024

25.	Proposed - rescue facility - elevations	24049 - WD-0203 Issue A	Vision 1 Architects	05/08/2024
26.	Proposed - shed – floor plan	24049 - WD-0300 Issue A	Vision 1 Architects	05/08/2024
27.	Proposed - shed -elevations	24049 - WD-0301 Issue A	Vision 1 Architects	05/08/2024
28.	Conceptual Stormwater Management Plan (Quality)	FC-22-014	Engineering Solutions QLD	18/04/2024

Compliance assessment

Where a condition of this approval requires Compliance Assessment, the following is required;

- a) The Applicant must:
 - i) pay to EDQ 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) the Applicant submits items required under a) above to EDQ Development Services for Compliance Assessment.
 - ii) **within 20 business days** – MEDQ 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

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.

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 EDQ Development Services or DA Engineering use the online Customer Portal <https://portal.edq.qld.gov.au/> or send to developmentservices@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 commencement of use
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
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 and reviewed by a suitably qualified and experienced person responsible for overseeing the site works, to manage construction impacts, including: i) noise and dust in accordance with the EP Act;	a) Prior to commencing work

PDA Development Conditions		
No.	Condition	Timing
	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) site management: 1. for the provision of safe and functional alternative pedestrian routes, past, through or around the site; 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.	b) During construction
	c) Carry out all construction work generally in accordance with the CMP submitted under part a) of this condition.	c) During construction
6.	Erosion and Sediment Management	
	a) 6. Submit to EDQ IS an Erosion and Sediment Control Plan (E7.SCP), certified by a RPEQ or an accredited professional in erosion and sediment control, and prepared generally in accordance with the following:	a) Prior to commencing work

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.	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
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) 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	a) Prior to commencement of use b) Prior to commencement of use

PDA Development Conditions		
No.	Condition	Timing
	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>	
9.	Acid Sulfate Soils Management Plan a) Where on-site Acid Sulfate Soils (ASS) are encountered, 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
10.	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. 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.	a) Prior to commencing earthworks b) Prior to commencement of use c) Prior to commencement of use

PDA Development Conditions		
No.	Condition	Timing
11.	Vehicle Access a) Construct a vehicle crossover: i) located generally in accordance with the approved plans; and ii) designed generally in accordance with Council's adopted standards. b) Submit to EDQ IS RPEQ certification that the crossover has been constructed in accordance with part a) of this condition.	a) Prior to commencement of use b) Prior to commencement of use
12.	Car Parking a) Construct, sign and delineate car parking spaces generally in accordance with <i>Australian Standard AS2890 – Parking Facilities</i> and the approved plans. b) Car parking is excluded from areas where turning paths are located as shown in the approved Engineering Services Report. c) Submit to EDQ IS, RPEQ certification that parking facilities have been constructed in accordance with part a) of this condition.	a) Prior to commencement of use b) At all times c) Prior to commencement of use
13.	Water Connection Connect the approved development to the existing water reticulation network generally in accordance with Redland City Council's current adopted standards.	Prior to commencement of use
14.	Sewer Connection Connect the approved development to the existing sewer reticulation network generally in accordance with Redland City Council's current adopted standards.	Prior to commencement of use
15.	Stormwater Connection Connect the approved development to a lawful point of discharge: a) with 'no-worsening' to upstream or downstream properties for storm events up to 1% Annual Exceedance Probability; and b) generally in accordance with Council's current adopted standards.	Prior to commencement of use

PDA Development Conditions		
No.	Condition	Timing
16.	Stormwater Management a) Submit to EDQ IS detailed engineering drawings, certified by a RPEQ, for stormwater treatment devices designed generally in accordance with: i) <i>PDA Guideline No. 13 Engineering standards – Stormwater quality</i> and: ii) Approved stormwater management plan. b) Construct stormwater works generally in accordance with the certified plans submitted under part a) of this condition. c) Submit to EDQ IS RPEQ certification confirming stormwater treatment devices have been constructed generally in accordance with the certified plans submitted under part a) of this condition.	a) Prior to commencement of stormwater works b) Prior to commencement of use c) Prior to commencement of use
17.	Underground Electrical Reticulation a) Submit to EDQ IS detailed electrical reticulation design plans, certified by a RPEQ, for the underground reticulation of electrical services for the full frontage of the site. Plans shall be designed generally in accordance with Council's standard drawings RRCC-6 and R-RCC-7 and the service provider's requirements. b) Construct the reticulation works generally in accordance with the certified plans submitted under part a) of this condition.	a) Prior to commencement of use b) Prior to commencement of use
18.	Compliance Assessment - Operational Road Safety Management Plan – Queensland Police Service (Water Police) and the Volunteer Coast Guard a) Submit to EDQ DA for Compliance assessment, an Operational Road Safety Management Plan prepared by a suitably qualified person and in consultation with QPS and the Coast Guard, and to the satisfaction of the MEDQ, that details: i) the process and relevant actions for managing vehicular movements when responding to QPS Priority 1 and Priority 2 situations and emergency Coast Guard events; ii) the relevant actions to be undertaken by QPS, the Coast Guard and any other emergency service providers; iii) the consultation undertaken (dates, activities and outcomes) between the applicant, MEDQ, QPS, Coast Guard and other emergency services providers.	a) Prior to commencement of work

PDA Development Conditions		
No.	Condition	Timing
	b) Implement the Operational Road Safety Management Plan endorsed under part a) of the condition.	b) At all times
19.	Flood Emergency Management Plan a) Submit to EDQ IS, a Flood Emergency Management Plan certified by a suitably qualified RPEQ prepared in accordance with: i) PDA Guideline 13 – Engineering Standards ii) the Redland City Council City Plan and Flood Planning Scheme Policy (SC6.11). iii) b) Implement the Flood Emergency Management Plan submitted under part a) of this condition	a) Prior to commencement of use b) At all times
20.	Landscape Works – Compliance Assessment a) Submit to EDQ DA 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 coastguard buffer planting plan as amended in red. b) Construct landscape works generally in accordance with the certified plans endorsed under part a) of this condition.	a) Prior to commencement of work b) Prior to commencement of use
21.	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 in accordance with <i>National Light Pollution Guidelines</i> .	Prior to commencement of use
22.	Easements over Infrastructure Provide public utility easements, in favour of and at no cost to the grantee, over infrastructure located in land (other than road) for Contributed Assets. The terms of public utility easements are to be to the satisfaction of the Chief Executive Officer of the authority which is to accept and maintain the Contributed Assets.	Prior to commencement of use
23.	Access to Lesse C Provide unimpeded vehicle access to Lease C via Lot 1 on SP309584.	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 ****