

Our ref: DEV2014/638

9 February 2014

J & S Scallan
C/- Mr Len Hewitt
Development Management Solutions Pty Ltd
PO Box 4184
GUMDALE QLD 4154

Dear Mr Hewitt

**SECTION 89(1)(a) PDA DEVELOPMENT APPROVAL FOR A PDA
DEVELOPMENT APPLICATION FOR A PDA DEVELOPMENT PERMIT FOR A
MATERIAL CHANGE OF USE - MULTIPLE DWELLINGS (6 DWELLINGS) AT
44 WEINAM STREET, REDLAND BAY DESCRIBED AS LOT 2 ON RP135796**

On 9 February 2015 the Minister for Economic Development Queensland (MEDQ) approved the Priority Development Area (PDA) development application pursuant to s.85(4)(b) of the *Economic Development Act 2012*. MEDQ has decided to grant all of the PDA development approval applied for subject to PDA development conditions set out in this PDA decision notice.

The PDA decision notice and approved plans/documents can also be viewed in the MEDQ Development Approvals Register via the Department of State Development, Infrastructure and Planning website <http://www.dsip.qld.gov.au/infrastructure-and-planning/priority-development-area-development-approvals.html>.

Should you have any queries in relation to this PDA decision notice, please do not hesitate to contact Brandon Bouda on 3452 7422.

Yours sincerely



Lyndy Rapson
A/Director, EDQ Development Assessment

PDA Decision Notice - Approval

Site information		
Name of priority development area (PDA)	Weinam Creek	
Site address	44 Weinam Street, Redland Bay	
Lot on plan description	Lot number	Plan description
	2	RP135796
PDA development application details		
DEV reference number	DEV2014/638	
'Properly made' date	9 December 2014	
Type of application	☒ New development involving:- ☒ Material change of use ☐ Preliminary approval ☒ Development permit ☐ Reconfiguring a lot ☐ Preliminary approval ☐ Development permit ☐ Operational work ☐ Preliminary approval ☐ Development permit ☐ Changing a PDA development approval ☐ Extending the currency period of a PDA approval	
Description of proposal applied for	Multiple Residential (6 Dwellings)	

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.	
Decision date		9 February 2015	
Currency period		4 Years from Decision Date	
Plans and documents			
The plans and documents approved by the MEDQ and referred to in the PDA development conditions are detailed in the table below.			
Approved plans and documents		Number (if applicable)	Date (if applicable)
1.	Site Plan	DA01, Rev C	02.12.14
2.	Basement Floor & Ground Floor Plans	DA02, Rev C	02.12.14
3.	Levels 1, 2 & 3 Floor Plans	DA03, Rev C	02.12.14 (as Amended in Red dated 06 Feb 2015)
4.	Proposed Elevations	DA04, Rev C	02.12.14 (as Amended in Red dated 06 Feb 2015)
5.	Proposed Elevations	DA05, Rev C	02.12.14
6.	Landscape Detailed Plans	14.099 A1.LP.1, Issue A	07.11.14
7.	Landscape Detailed Plans	14.099 A1.LP.2, Issue A	07.11.14
8.	Notes, Schedule and Details	14.099 A1.LP.3, Issue A	07.11.14

ABBREVIATIONS

For the purposes of interpreting this Approval, the following is a list of abbreviations utilised in the conditions:

1. **Council** means Redlands City Council.
2. **DSDIP** means The Department of State Development, Infrastructure and Planning.
3. **EDQ** means Economic Development Queensland.
4. **MEDQ** means The Minister of Economic Development Queensland.
5. **PDA** means Priority Development Area.
6. **RPEQ** means Registered Professional Engineer of Queensland.

PDA Development Conditions

No.	Condition	Timing
General		
1.	Carry out the approved development Carry out the approved development generally in accordance with the approved plans, drawings and documents.	Prior to the commencement of use
2.	Maintain the Approved Development Maintain the approved development (including landscaping, parking, driveways and other external spaces) in accordance with the approved drawing(s) and /or documents, and any relevant DSDIP or other approval required by the conditions.	As indicated
Engineering		
3.	Construction Management Plan a) Submit to the EDQ Development Assessment DSDIP a Site Based Construction Management Plan prepared by the principal site contractor that includes but is not necessarily limited to the following: i. management of noise and dust generated from the site during and outside construction work hours; ii. management of traffic on and in the vicinity of the development; iii. management of stormwater flows around or through the site without increasing the concentration of total suspended solids or Prescribed Water Contaminants (as defined in the Environmental Protection Act 1994), causing erosion, creating any ponding and causing any actionable nuisance to upstream or downstream properties; iv. management of contaminated soils (if required), including removal, treatment and replacement in accordance with site remediation plans prepared and approved specifically for this site. b) Undertake all works generally in accordance with the construction management plan which must be current and available on site at all times during the construction period.	a) Prior to commencement of site works b) At all times during construction

4.	Retaining Walls a) Submit to the EDQ Development Assessment DSDIP detailed engineering plans, certified by an RPEQ of all retaining walls 1.0m or greater in height. b) Construct the works generally in accordance with the certified plans required under part a) of this condition. c) Submit to EDQ Development Assessment DSDIP certification by a RPEQ that all retaining wall works 1.0m or greater in height have been carried out generally in accordance with the certified plans.	a) Prior to commencement of site works b) Prior to commencement of use c) Prior to commencement of use
5.	Filling and Excavation a) Carry out site filling and excavation works generally in accordance with AS3798 – 1996 “Guidelines on Earthworks for Commercial and Residential Developments. b) Submit to the EDQ Development Assessment DSDIP certification by a RPEQ that all filling and excavation works have been carried out in generally accordance with part a) of this condition and any unsuitable material encountered has been treated or replaced with suitable material.	a) Prior to commencement of use b) Prior to commencement of use
6.	Vehicle Access Construct a vehicle crossover between the existing kerb & channel in Meissner Street and the property boundary located generally in accordance with the Basement Floor & Ground Floor Plans, Drawing No. DA02, Rev C, dated 02.12.14 and with Council’s adopted standards.	Prior to commencement of use and to be maintained
7.	Car Parking Provide car parking spaces, delineated and signed generally in accordance with approved Basement Floor & Ground Floor Plans, Drawing No. DA02, Rev C, dated 02.12.14 designed in accordance with AS2890.1 – 2004 - <i>Off Street Car Parking</i>	Prior to commencement of use and to be maintained
8.	Water connection Connect the development to the existing water reticulation network in accordance with Council’s current adopted standards.	Prior to commencement of use

9.	Sewer connection Connect the development to the existing sewer reticulation network in accordance with Council's current adopted standards.	Prior to commencement of use
10.	Stormwater connection Connect the development 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's current adopted standards.	Prior to commencement of use
11.	Outdoor Lighting Outdoor lighting within the development shall be designed and installed to minimise light spill in the adjacent residential properties 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.	Electricity Connect the development to the existing electrical reticulation network in accordance with the relevant authorised electricity utility standards.	Prior to commencement of use
13.	Telecommunications Connect the development to the existing telecommunications network generally in accordance with relevant service provider standards.	Prior to commencement of use
14.	Damage and Repairs Repair any damage to existing kerb and channel, footpath or roadway (including removal of concrete slurry from footways, roads, kerb and channel and stormwater gullies and drainage lines) that may occur during any works carried out in association with the approved development.	Prior to commencement of use
15.	Service Conduits & Mains Supply and install all service conduits and meet the cost of any alteration to public utility mains, existing mains, services or installations required in connection with the approved development.	Prior to commencement of use
Landscaping and Environment		
16.	Landscape Works a) Construct landscape works within the proposed development generally in accordance with the following plans.	a) Prior to commencement of use and to be maintained

	i. Landscape Detailed Plan, Drawing No. 14.099 A1.LP.1, Issue A, dated 07.11.14; ii. Landscape Detailed Plan, Drawing No. 14.099 A1.LP.2, Issue A, dated 07.11.14. iii. Notes, Schedule and Details drawing No. 14.099 A1.LP.3 dated 07.11.14. b) Provide evidence from an qualified landscape architect that the works have been completed generally in accordance with the approved plans.	b) Prior to commencement of use
17.	Acid Sulfate Soils (ASS) a) If acid sulfate soils are found on the site, submit to the EDQ Development Assessment DSDIP an Acid Sulfate Soils Management Plan (ASSMP) certified by a suitably qualified and experienced professional, in accordance with the <i>State Planning Policy, July 2014</i> and relevant guidelines. b) Excavate, remove and/or treat on-site all acid sulfate soils generally in accordance with the certified ASSMP.	a) Prior to commencement of or during works b) Prior to commencement of use
18.	Erosion and Sediment Management a) Submit to the EDQ Development Assessment DSDIP an Erosion and Sediment Control Plan (ESCP) certified by a RPEQ or an accredited professional in erosion and sediment control (CPESC) generally in accordance with the following guidelines: i. Urban Stormwater Quality Planning Guidelines 2010 (DEHP); ii. Best Practice Erosion and Sediment Control (International Erosion Control Association). b) Implement the certified ESCP as required under part a) of this condition.	a) Prior to commencement of site works b) At all times during construction
19.	Refuse Collection Submit to the EDQ Development Assessment DSDIP refuse collection approval from Council or a private waste contractor.	Prior to commencement of use
20.	Energy Efficiency a) Submit to EDQ Development Assessment Division DSDIP a report outlining the energy efficient features employed in the building which is to include but not limited to:	a) Prior to commencement of site work

	i. energy efficient plant and equipment ii. use of gas, solar or heat pump hot water systems as standard with insulated pipes iii. maximise the use of energy efficient lighting iv. implement demand management strategies to reduce energy consumption and v. the consideration of construction and fit out materials with low embodied energy. b) Submit to EDQ Development Assessment DSDIP written certification that the completed building complies with part a) this condition.	b) Prior to the commencement of use
Monetary Contributions		
21.	Infrastructure Contributions The applicant must pay to the Minister for Economic Development Queensland (MEDQ) infrastructure charges in accordance with the Infrastructure Funding Framework (IFF), indexed to the date of payment. The payment is to be supported by written confirmation from Council of the exact charge payable	The earlier of the following: i. Prior to the endorsement of the plan of subdivision; or ii. Prior to the commencement of use

STANDARD ADVICE

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.

**** End of Package ****

