



Department of Infrastructure,
Local Government and Planning

Our ref: DEV2015/721

16 December 2015

Haytrist Pty Ltd and IDCM Pty Ltd
C/- Mr Len Hewitt and Ms Rachelle Schmidt
Development Management Solutions Pty Ltd
PO Box 4184
GUMDALE QLD 4154

Dear Mr Hewitt and Ms Schmidt

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 (45 DWELLINGS) AT 69 AND 71 BANANA STREET AND 18 OUTRIDGE STREET, REDLAND BAY DESCRIBED AS LOTS 14, 15 AND 16 ON RP80201

On 15 December 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 Infrastructure, Local Government and Planning website <http://www.dilgp.qld.gov.au/planning/development-assessment/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

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Director, EDQ Development Assessment

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PDA Decision Notice – Approval

Site information		
Name of priority development area (PDA)	Weinam Creek	
Site address	69 and 71 Banana Street, Redland Bay 18 Outridge Street, Redland Bay	
Lot on plan description	Lot number	Plan description
	14	RP80201
	15	RP80201
	16	RP80201
PDA development application details		
DEV reference number	DEV2015/721	
'Properly made' date	20 October 2015	
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 Dwellings – 45 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	15 December 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.	Cover Page	DA00, Rev B	02.12.15
2.	Proposed Ground Floor Plan	DA01, Rev B	02.12.15
3.	Proposed Level 01 Plan	DA02, Rev B	02.12.15
4.	Typical Floor Plans Levels 2, 3, 4, 5 & 6	DA03, Rev B	02.12.15
5.	Roof Plan	DA04, Rev B	02.12.15
6.	Proposed Elevations West Elevation (Outridge Street)	DA05, Rev B	02.12.15
7.	Proposed Elevations North Elevation	DA06, Rev B	02.12.15
8.	Proposed Elevations East Elevation (Banana Street)	DA07, Rev B	02.12.15
9.	Proposed Elevations South Elevation (Meissner Street)	DA08, Rev B	02.12.15
10.	Proposed Sections Section A-A	DA09, Rev B	02.12.15
11.	Proposed Sections Section B-B	DA10, Rev B	02.12.15
12.	Proposed Cut and Fill Plan	DA11, Rev B	02.12.15
13.	Landscape Concept Plan	15.094 A1.LCP.1	
14.	Landscape Concept Plan	15.094 A1.LCP.2	
15.	Landscape Elevations	15.094 A1.LCP.3	
16.	Landscape Elevations	15.094 A1.LCP.4	
17.	Proposed Planting & Existing Tree Schedule	15.094 A1.LCP.5	
18.	Concept Stormwater Management Plan	7329-151126-SK01	

PREAMBLE

For the purpose of interpreting this PDA Development Approval, including the PDA Development Conditions, the following applies:

Compliance assessment

Where a condition of this PDA Development Approval requires compliance assessment, compliance assessment is required in accordance with the following:

- a) The applicant must 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 the MEDQ's development assessment fee schedule (as amended from time to time).
- b) Compliance assessment and endorsement by EDQ Development Assessment, DILGP is required prior to any work commencing.
- 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 liaises with EDQ Development Assessment, DILGP to determine the relevant plans/supporting information required to be submitted.
 - ii. the applicant submits plans/supporting information as required under the relevant condition of approval for compliance assessment.
 - iii. **within 20 business days** – EDQ Development Assessment, DILGP assesses the plans/supporting information and:
 1. if satisfied with the plans/supporting information as submitted - endorses the plans/supporting information and the condition of approval (or element of the condition) is determined to have been met; or
 2. if not satisfied with the plans/supporting information as submitted – notifies the applicant accordingly
 - iv. if the applicant is notified under iii.2. above, revised plans/supporting information are to be re-submitted to EDQ Development Assessment, DILGP **within 20 business days** from the date of the notice.
 - v. **within 20 business days** – EDQ Development Assessment, DILGP assesses the revised plans/supporting information and:
 1. if satisfied with the revised plans/supporting information - endorses the revised plans/supporting information and the condition of approval (or element of the condition) is determined to have been met; or
 2. if not satisfied with the revised plans/supporting information as submitted – notifies the applicant accordingly.
 - vi. if EDQ Development Assessment, DILGP is not satisfied that compliance has been achieved within **20 business days** - repeat steps iv. and v. 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 vi. above, the condition of approval (or element of the condition) is determined to have been met only when EDQ Development Assessment, DILGP endorses relevant plans/supporting information.

ABBREVIATIONS

For the purposes of interpreting the PDA Development Conditions, the following is a list of abbreviations utilised:

1. **AILA** means a Landscape Architect registered by the Australian Institute of Landscape Architects.
2. **Council** means Redland City Council.
3. **DEHP** means The Department of Environment and Heritage Protection.
4. **DILGP** means The Department of Infrastructure, Local Government and Planning.
5. **EDQ** means Economic Development Queensland.
6. **MEDQ** means The Minister of Economic Development Queensland.
7. **PDA** means Priority Development Area.
8. **RPEQ** means Registered Professional Engineer of Queensland.

PDA Development Conditions

[illegible]

	The TMP must include the following: i. provision for the management of traffic around and through the site during and outside of construction work hours; ii. provision of parking for workers and materials delivery during and outside of construction hours of work; iii. planning including risk identification and assessment, staging, etc; iv. ongoing monitoring, management review and certified updates (as required); v. traffic control plans and/or traffic control diagrams, prepared in accordance with Manual of Uniform Traffic Control Devices (MUTCD), for any temporary part or full road closures of any Council or State road(s). b) Undertake all works generally in accordance with the certified TMP which must be current and available on site at all times.	b) At all times during construction
6.	Retaining Walls a) Submit to EDQ Development Assessment, DILGP 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, DILGP 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
7.	Filling and Excavation a) Submit to EDQ Development Assessment, DILGP detailed earthworks plans certified by a RPEQ, generally in accordance with AS3798 – 1996 <i>“Guidelines on Earthworks for Commercial and Residential Developments</i> and the proposed Cut and Fill Plan, Plan No. DA11, Rev B, dated 02.12.15. The certified earthworks plans shall: i. include a geotechnical soils assessment of the site; ii. be consistent with the Erosion and Sediment Control plans; iii. provide full detail of areas where dispersive soils will be disturbed, treatment of dispersive soils and their rehabilitation; iv. provide full details of any areas where surplus soils are to be stockpiled.	a) Prior to commencement of site works

	b) Carry out the earthworks generally in accordance with the certified plans required under part a) of this condition. c) Submit to EDQ Development Assessment, DILGP certification by a RPEQ that all earthworks have been carried out in generally accordance with the certified plans required under part a) of this condition and any unsuitable material encountered has been treated or replaced with suitable material.	b) Prior to commencement of use c) Prior to commencement of use
8.	Vehicle Access Construct a vehicle crossover generally in accordance with the approved plans and designed and constructed in accordance with Council adopted standards.	Prior to commencement of use and to be maintained
9.	Car Parking a) Provide car parking spaces, delineated and signed generally in accordance with the following approved plans: - Proposed Ground Floor Plan, Plan No. DA01, Rev B, dated 02.12.15; and - Proposed Level 01 Plan, Plan No. DA02, Rev B, dated 02.12.15 b) Car parking spaces are to be designed in accordance with AS2890 – <i>Parking Facilities</i>.	Prior to commencement of use and to be maintained
10.	Water connection Connect the development to the existing water reticulation network in accordance with Council's current adopted standards.	Prior to commencement of use
11.	Sewer connection Connect the development to the existing sewer reticulation network in accordance with Council's current adopted standards.	Prior to commencement of use
12.	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 current adopted standards.	Prior to commencement of use
13.	Stormwater quality a) Submit to EDQ Development Assessment, DILGP detailed engineering drawings, certified by a RPEQ for the proposed stormwater treatment devices designed generally in accordance with <i>PDA Guideline No. 13 Engineering standards – Stormwater quality</i> and the following documents:	a) Prior to commencement of works

	i. Concept Stormwater Management Plan, Plan No. 7329-151126-SK01 b) Construct the works generally in accordance with the certified plans required under part a) of this condition. c) Provide evidence from a RPEQ that the works have been constructed generally in accordance with the certified plans required under part a) of this condition.	b) Prior to commencement of use c) Prior to commencement of use
14.	Outdoor Lighting Outdoor lighting within the development 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
15.	Electricity Submit to EDQ Development Assessment, DILGP either: a) written evidence from Energex confirming that existing underground low-voltage electricity supply or overhead where agreed to by the local council is available to the development; or b) written evidence from Energex confirming that the applicant has entered into an agreement with it to provide underground or overhead where agreed to by the local council electricity services.	Prior to commencement of site works
16.	Telecommunications Submit to EDQ Development Assessment, DILGP documentation from an authorised telecommunication service provider confirming that an agreement has been entered into for the provision of underground telecommunication services to the proposed development.	Prior to commencement of site works
17.	Broadband Submit to EDQ Development Assessment, DILGP a written agreement from an authorised telecommunications service provider that infrastructure within the development as defined under the <i>Telecommunications Act (Fibre Deployment Bill 2011)</i> can be provided in accordance with the Communications Alliance G645:2011 guideline, to accommodate services which are compliant with the Federal Government's National Broadband Network policy.	Prior to commencement of site works
18.	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	Prior to commencement of use

	developer is responsible for these costs together with compliance with relevant standards and statutory requirements.	
Landscaping and Environment		
19.	Landscape Works Construct the landscape works within the proposed development generally in accordance with the following plans: i. Landscape Concept Plan, Plan No. 15.094 A1.LCP.1; ii. Landscape Concept Plan, Plan No. 15.094 A1.LCP.2; iii. Landscape Elevations, Plan No. 15.094 A1.LCP.3; iv. Landscape Elevations, Plan No. 15.094 A1.LCP.4; v. Proposed Planting & Existing Tree Schedule, Plan No. 15.094 A1.LCP.5	Prior to commencement of use and to be maintained
20.	Compliance Assessment - Streetscape Works a) Submit to EDQ Development Assessment, DILGP for compliance assessment detailed streetscape works drawings certified by an AILA. The detailed streetscape plans are to include: 1. 1.5m wide concrete footpaths along the Banana St, Meissner St and Outridge St frontages; and 2. street trees, including species, size and location generally in accordance with the Council adopted planting schedules and guidelines. b) Construct the works generally in accordance with the endorsed streetscape plans required under part a) of this condition. c) Submit to EDQ Development Assessment, DILGP 'As Constructed' plans and asset register in a format acceptable to Council certified by an AILA.	a) Prior to commencement of works b) Prior to commencement of use c) Prior to commencement of use
21.	Acid Sulfate Soils (ASS) a) Where acid sulfate soils are found on site, submit to EDQ Development Assessment, DILGP an Acid Sulfate Soils Management Plan (ASSMP). The ASSMP must be: i. prepared generally in accordance with the <i>State Planning Policy</i>, July 2014 (as amended from time to time) and relevant guidelines; and ii. certified by a suitably qualified professional in soils and/or erosion sediment control. 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 site works b) Prior to commencement of use

22.	Erosion and Sediment Management a) Submit to EDQ Development Assessment, DILGP 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
23.	Refuse Collection Submit to EDQ Development Assessment, DILGP refuse collection approval from Council or a private waste contractor.	Prior to commencement of site works
24.	Energy Efficiency a) Submit to EDQ Development Assessment Division DILGP a report outlining the energy efficient features employed in the building which is to include but not limited to: 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 DILGP written certification that the completed building complies with part a) this condition.	a) Prior to commencement of site work b) Prior to the commencement of use
Infrastructure Charges		
25.	Infrastructure Contributions Pay to MEDQ infrastructure charges in accordance with the Infrastructure Funding Framework (IFF) July 2015 indexed to the date of payment.	In accordance with the IFF

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 ****