

26 June 2025

Leg Constructions
c/- Plan A Town Planning
Suite 4, 134 Constance Street
Fortitude Valley QLD 4006

**PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL**



Approval no: DEV2025/1591
Date: 15 October 2025

Attention: Mr Oscar Delaney

Dear Oscar,

**RE: 3 MOORES ROAD, REDLAND BAY
RESPONSE TO EDA FURTHER ISSUES**

INTRODUCTION

This letter has been prepared by PTT in response to parking issue raised in the Economic Development Queensland's (EDQ) further issues letter (dated 11 March 2025) for development application DEV2024/1591. This is in relation to a proposed multi-unit residential development at 3 Moores Road, Redland Bay. The site is located in the Weinam Creek Priority Development Area (PDA) under the jurisdiction of EDQ.

PREVIOUS APPROVAL

A multi-unit residential development was previously approved on the site, comprising 62 dwellings under the approval dated 18 December 2020 for development application reference DEV2020/1093. Condition 12 of this PDA Decision Notice outlines that car parking be provided generally in accordance with AS2890 and the approved traffic engineering assessment report prepared by PTT, dated 30 July 2020.

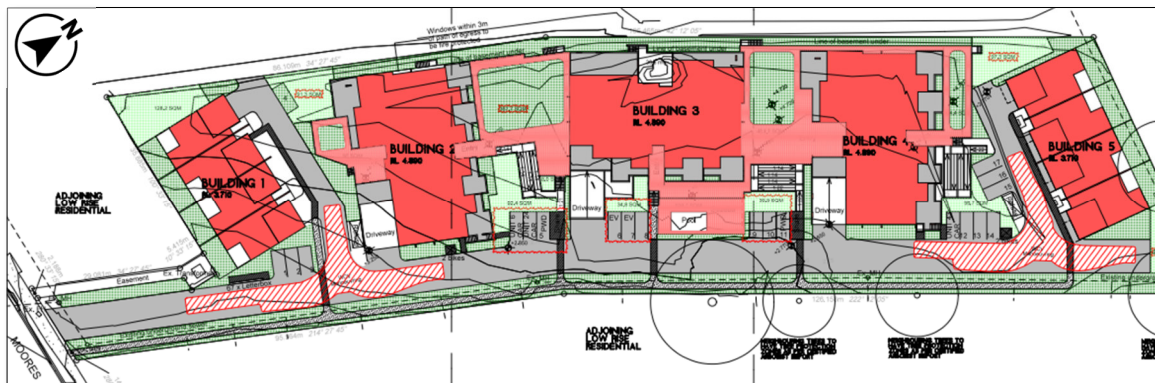
PROPOSED DEVELOPMENT

The proposal involves the construction of a 66 dwelling residential development (ie an additional four units) comprising:

- eight townhouses
- 58 apartments

The site layout of the proposal is shown in Figure 1.

Figure 1: PROPOSED SITE LAYOUT



The parking requirement based on the parking provision rates within Council's Transport, Servicing, Access and Parking Code for multiple dwelling use. A parking provision of 143 spaces (comprising 126 residential and 17 visitor parking spaces) is required, as shown in Table 1.

Table 1: PARKING REQUIREMENTS

LAND USE	SCALE	RATE	REQUIREMENT
One-Bedroom Dwelling	12 dwellings	1.5 spaces per dwelling	18 spaces
Two-Bedroom Dwelling	42 dwellings	2 spaces per dwelling	84 spaces
Three-Bedroom Dwelling	8 dwellings	2 spaces per dwelling	16 spaces
Four-Bedroom Dwelling	4 dwellings	2 spaces per dwelling	8 spaces
Total Residential	66 dwellings		126 spaces
Visitor	66 dwellings	1 space per 4 dwellings	16.5 spaces
Total	136 beds		143 spaces

Provision

A total parking provision of 145 spaces is proposed, consistent with the requirements of Council's TSAP Code, including:

- eight resident double garages (ie 16 parking spaces)
- three at grade residential car parking spaces

- 105 basement resident car parking spaces
- four resident motorcycle parking bays
- 17 visitor parking spaces

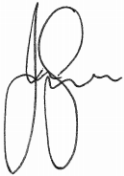
For developments with more than 50 parking spaces provided, Council's TSAP Code requires 2% of spaces to be provided as motorcycle parking spaces. For this development, this equates to three parking spaces being dedicated for motorcycles. Since four motorcycle parking spaces are proposed, this provision is consistent with Council's requirement.

CONCLUSIONS

This report responds to the parking related issue raised in EDQ's further issues letter for a proposed multi-unit residential development at 3 Moores Road, Redland Bay. Based on the above, it is our view that the revised development layout provides parking consistent with Council's TSAP Code in accordance with the Weinam Creek PDA Development Scheme addressing the issue raised in the further issues letter.

If you have any questions regarding the issues discussed above, please do not hesitate to contact us.

Yours sincerely,



James Gannon
Director (RPEQ 22233)