



Our ref: DEV2024/1591

15 October 2025

Leg Constructions
C/- Plan A Town Planning
Att: Mr Oscar Delaney
PO Box 13
FORTITUDE VALLEY QLD 4006

Email: planning@planatp.com.au

Dear Mr Delaney

S89(1)(a) Approval of PDA Development Application

PDA Development Permit for Material Change of Use for Multiple Unit Dwelling at 3 Moores Road, Redland Bay described as Lot 100 on SP309514

On 15 October 2025, pursuant to s.85(4)(b) of the *Economic Development Act 2012*, the Minister for Economic Development Queensland (MEDQ) decided to grant all of the PDA development application applied for, in accordance with the attached PDA decision notice.

The PDA decision notice and approved plans / documents can also be viewed in the MEDQ Development Approvals Register via the website at [Current applications and approvals](#).

If you require any further information, please contact Jocelyn Bowyer, Principal Planner, Development Assessment, in Economic Development Queensland, by telephone on (07) 3214 9579 or at Jocelyn.bowyer@edq.qld.gov.au, who will assist.

Yours sincerely

Brandon Bouda
A/Director
Development Assessment
Economic Development Queensland



PDA Decision Notice

Site information		
Name of priority development area (PDA)	Weinam Creek PDA	
Site address	3 Moores Road, Redland Bay	
Lot on plan description	Lot number	Plan description
	100	SP309514

PDA development application details	
DEV reference number	DEV2025/1591
'Properly made' date	26 February 2025
Type of application	☒ PDA development application for: ☒ Material change of use ☐ Preliminary approval ☒ Development permit ☐ Reconfiguring a lot ☐ Preliminary approval ☐ Development permit ☐ Operational work ☐ Preliminary approval ☐ Development permit ☐ Application to change PDA development approval ☐ Application to extend currency period
Proposed development	Material change of use for 4 multiple 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. The approval is for: • MCU – Multiple Dwellings
Decision date	15 October 2025
Currency period	6 years from the date of the decision

Assessment Team	
Assessment Manager (Lead)	Jocelyn Bowyer, Principal Planner
Manager	Julie-Anne Dawson
Engineer	Ava Jalali, Senior Engineer
Director	Brandon Bouda
Delegate	Local Representative Council

Approved plans and documents

The plans and documents approved by the MEDQ and referred to in the PDA development conditions for the PDA development approval are detailed below.

Approved plans and documents		Number	Date
1.	Traffic Response, prepared by PTT Traffic and Transport Engineering	N/A	26 June 2025
2.	Building 3 Door & Window Schedules	23017 – B3W002 – Issue H	08/09/2025
3.	Building 3 Third Floor Plan	23017 – B3W104 – Issue H	08/09/2025
4.	Building 3 – FLR Floor Plan as amended in red 22 September 2025	23017 – B3W121 – Issue H	08/09/2025
5.	Building 3 Third Floor Reflected Ceiling Plan	23017 – B3W135 – Issue H	08/09/2025
6.	Building 3 Elevations as amended in red 22 September 2025	23017 – B3W201 – Issue H	08/09/2025
7.	Building 3 Elevations as amended in red 22 September 2025	23017 – B3W202 – Issue H	08/09/2025
8.	Building 3 Section B3A as amended in red 22 September 2025	23017 – B3W301 – Issue H	08/09/2025
9.	Building 3 Section B3B as amended in red 22 September 2025	23017 – B3W302 – Issue H	08/09/2025
10.	Building 3 Section B3C as amended in red 22 September 2025	23017 – B3W303 – Issue H	08/09/2025
11.	Building 3 Section B3D as amended in red 22 September 2025	23017 – B3W304 – Issue H	08/09/2025
12.	Building 4 Door & Window Schedules	23017 – B4W002 – Issue B	18/12/2024
13.	Building 4 Third Floor Plan	23017 – B4W104 – Issue D	18/12/2024
14.	Building 4 – FLR Floor Plan as amended in red 22 September 2025	23017 – B4W121 – Issue A	18/12/2024
15.	Building 4 Third Floor Reflected Ceiling Plan	23017 – B4W135 – Issue C	25/11/2024
16.	Building 4 Elevations as amended in red 22 September 2025	23017 – B4W201 – Issue B	05/12/2024
17.	Building 4 Elevations as amended in red 22 September 2025	23017 – B4W202 – Issue B	05/12/2024
18.	Building 4 Section B4A as amended in red 22 September 2025	23017 – B4W301 – Issue B	05/12/2024
19.	Building 4 Section B4B as amended in red 22 September 2025	23017 – B4W302 – Issue B	05/12/2024
20.	Building 4 Section B4C as amended in red 22 September 2025	23017 – B4W303 – Issue B	05/12/2024
Supporting Plans			
21.	Existing site plan	23017 – SW020 – Issue H	08/09/2025
22.	Site plan	23017 – SW021 – Issue H	08/09/2025

23.	Part site plan as amended in red 25 September 2025	23017 – SW022 – Issue H	08/09/2025
24.	Part site plan	23017 – SW023 – Issue H	08/09/2025
25.	Building 2 basement plan	23017 – B2W100 – Issue K	08/09/2025
26.	Building 3 basement plan	23017 – B3W100 – Issue F	10/04/2025
27.	Building 4 basement plan	23017 – B4W100 – Issue C	10/04/2025
28.	Building 3 Ground Floor Plan	23017 – B3W101 – Issue H	08/09/2025
29.	Building 3 First Floor Plan	23017 – B3W102 – Issue H	08/09/2025
30.	Building 3 Second Floor Plan	23017 – B3W103 – Issue H	08/09/2025
31.	Building 3 – Ground Floor Reflected Ceiling Plan	23017 – B3W132 – Issue H	08/09/2025
32.	Building 3 – First Floor Reflected Ceiling Plan	23017 – B3W133 – Issue H	08/09/2025
33.	Building 3 – Second Floor Reflected Ceiling Plan	23017 – B3W134 – Issue H	08/09/2025
34.	Building 3 – Roof Plan	23017 – B3W141 – Issue H	08/09/2025
35.	Building 4 Ground Floor Plan	23017 – B4W101 – Issue E	10/04/2025
36.	Building 4 First Floor Plan	23017 – B4W102 – Issue D	18/12/2024
37.	Building 4 Second Floor Plan	23017 – B4W103 – Issue D	18/12/2024
38.	Building 4 – Ground Floor Reflected Ceiling Plan	23017 – B4W132 – Issue C	18/12/2024
39.	Building 4 – First Floor Reflected Ceiling Plan	23017 – B4W133 – Issue D	18/12/2024
40.	Building 4 – Second Floor Reflected Ceiling Plan	23017 – B4W134 – Issue D	18/12/2024
41.	Building 4 – Roof Plan	23017 – B4W141 – Issue B	25/11/2024

Preamble, abbreviations, and definitions

ABBREVIATIONS AND DEFINITIONS

The following is a list of abbreviations utilised in this approval:

BFP means Building Format Plan.

CERTIFICATION PROCEDURES MANUAL means the document titled *Certification Procedures Manual*, prepared by EDQ, dated April 2020 (as amended from time to time).

CONTRIBUTED ASSET means an asset constructed under a PDA development approval or Infrastructure Agreement that will become the responsibility of an External Authority. For the purposes of operational works for a Contributed Asset, the following definitions apply:

- a) **External Authority** means a public-sector entity other than the MEDQ;
- b) **Parkland** means carrying out operational work related to the provision of parkland infrastructure;
- c) **Roadworks** means carrying out any operational work within existing or proposed road(s), to a depth of 1.5m measured from the top of kerb, and includes Streetscape Works;
- d) **Sewer Works** means carrying out any operational work related to the provision of wastewater infrastructure;
- e) **Streetscape Works** means carrying out any operational work within the verge of a road, including footpath surface treatments, street furniture, street lighting and landscaping;

- f) **Stormwater Works** means carrying out any operational work related to the provision of stormwater infrastructure; and
- g) **Water Works** means carrying out any operational work related to the provision of water infrastructure.

COUNCIL means the relevant local government for the land the subject of this approval.

DCOP means the Development Charges and Offset Plan that applies to the PDA as amended or replaced from time to time.

DC (FAST) CHARGERS means an electric vehicle charging facility capable of supplying a minimum of 50kW of power per parking bay. DC (fast) charging is used for short term parking situations up to 1 hour in duration and provides convenience fast charging. DC (fast) chargers, generally operated by third parties, are suited to developments providing services on highways and major roads.

DESTINATION (FASTER) CHARGERS means an electric vehicle charging facility capable of supplying up to 25kW of power. Destination (faster) charging is typically used for short term parking, up to 2 hours duration. Destination (faster) charging usually requires three-phase (415 volts) power with 20-32 Amps. However, if three-phase power is unavailable, single-phase power with 40 Amps is acceptable.

EDQ means Economic Development Queensland.

EDQ DA means Economic Development Queensland's – Development Assessment team.

EDQ IS means Economic Development Queensland's – Infrastructure Solutions team.

EP Act means the *Environmental Protection Act 1994*.

MEDQ means the Minister for Economic Development Queensland.

PDA means Priority Development Area.

RPEQ means Registered Professional Engineer of Queensland.

Submitting documentation to EDQ

Where a condition of this approval requires documentation to be submitted to either EDQ DA or EDQ IS, use the following email addresses:

- a) EDQ DA: pdadevelopmentassessment@edq.qld.gov.au
- b) EDQ IS: PrePostConstruction@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 or BFP endorsement, whichever occurs first

PDA Development Conditions		
No.	Condition	Timing
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.	Building Works (DEV2020/1093) Submit to EDQ DA building works approval issued by a building certifier for the construction of Levels 1-3 of Buildings 3 and 4 approved by DEV2020/1093.	Prior to commencement of building works under this approval
Planning and Urban Design		
4.	Accessible housing Submit to EDQ DA evidence that the approved development delivers a minimum of 1 accessible unit, generally in accordance with the approved plans. <i>NOTE: copies of building work floor plans and an accompanying statement are considered evidence.</i>	Prior to commencement of use, or endorsement of the BFP, whichever occurs first
5.	Window treatments (public realm and overlooking) Windows adjoining Moores Road car park shall be fitted with external screens and sunhoods, as follows: i) North-western elevation of building 3 (levels 1,2 and 3); and ii) North-western elevation of building 4 (levels 1,2 and 3).	Prior to commencement of use, or endorsement of the BFP, whichever occurs first
6.	Window treatments (privacy) For window located less than 9m from another building face containing windows, those windows shall be treated through the installation of: a) Sill heights at a minimum height of 1.5m above floor level; and b) Fixed opaque glazing in any part of a window below 1.5m above floor level.	Prior to commencement of use, or endorsement of the BFP, whichever occurs first
7.	Materials and Finishes a) Submit to EDQ DA, details of the building facade materials colours and finishes generally consistent with the approved plans including the roof, external walls, balconies, entry structures and pergola's. b) Construct the development in accordance with the plans submitted under part a) of the condition.	a) Prior to commencing building work Prior to commencement of use
8.	Clothes Drying Facilities Provide evidence in the Community Management Statement that balconies shall not be used as clothes drying areas.	Prior to commencement of use, or the endorsement of the BFP, and ongoing

PDA Development Conditions		
No.	Condition	Timing
9.	Sustainable Energy Rating Submit to EDQ IS evidence that the approved development has been constructed to achieve a NatHERS (Nationwide House Energy Rating Scheme) energy rating of at least 8 stars for individual units.	Prior to commencement of use, or endorsement of BFP, whichever occurs first
10.	Harvesting and Re-use Submit to EDQ DA, evidence of an energy harvesting system (ie wind, solar etc) with the capacity to meet the ongoing costs of powering the common areas of the Level 4 Units (lights and lifts).	Prior to commencement of use, or endorsement of BFP, whichever occurs first
Construction Management		
11.	Hours of Work – Construction Unless otherwise endorsed, via Compliance Assessment for out of hours work, 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
12.	Certification of Operational Work Carry out all Operational Work under this approval in accordance with the <i>Certification Procedures Manual</i> .	At all times
13.	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; 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;	a) Prior to commencing work

PDA Development Conditions		
No.	Condition	Timing
	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. c) Carry out all construction work generally in accordance with the CMP submitted under part a) of this condition.	b) During construction c) During construction
14.	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

PDA Development Conditions		
No.	Condition	Timing
15.	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 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>	a) Prior to commencement of use or BFP endorsement, whichever occurs first b) Prior to commencement of use or BFP endorsement, whichever occurs first
Engineering		
16.	Electric Vehicle Readiness a) Include electric vehicle readiness for the units approved under this approval (Level 4 Units) within the basement carpark to be constructed under approval DEV2020/1093 as follows: i) Provision of electrical capacity for Basic (slow) EVSE chargers for 100% of parking bays; and ii) Provision of conduits, cable trays and/or wiring from car park distribution boards to individual parking spaces to a minimum of 25% (1 park) of all parking bays (during construction) to enable future Basic (slow) EVSE installation; and b) Electric vehicle charging shall be: i) capable of electrical load control to manage the development's electricity demand profile in the context of the network supply profile; and ii) designed with regard to fire retardance and ventilation. c) Submit to EDQ IS, certified evidence from a suitably qualified and experienced electrical engineer, that the electric vehicle readiness required by parts a) and b) of this condition has been provided.	For all parts of this condition, prior to endorsement of the BFP or commencement of the use, whichever occurs first
17.	Refuse Collection Submit to EDQ IS, refuse collection approval from Council or a private waste contractor.	Prior to commencement of use or BFP endorsement, whichever occurs first

PDA Development Conditions		
No.	Condition	Timing
18.	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 or BFP endorsement, whichever occurs first
19.	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 or BFP endorsement, whichever occurs first
20.	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.	For both parts of this condition, prior to commencement of use or BFP endorsement, whichever occurs first
21.	Electricity a) Submit to EDQ IS a Certificate of Electricity Supply from ENERGEX for the provision of electricity supply to the approved development. b) Connect the approved development in accordance with the Certificate of Electricity Supply submitted under part a) of this condition.	For both parts of this condition, prior to commencement of use or BFP endorsement, whichever occurs first
22.	Telecommunications a) Submit to EDQ IS documentation from an authorised telecommunication service provider confirming that an agreement has been entered into for the provision of underground telecommunication services to the approved development. b) Connect the approved development in accordance with the documentation submitted under part a) of this condition.	For both parts of this condition, prior to commencement of use or BFP endorsement, whichever occurs first
23.	Broadband a) Submit to EDQ IS written agreement, from an authorised telecommunications service provider, confirming that fibre-ready pit and pipe infrastructure designed to service the approved development can accommodate services compliant with <i>Industry Guideline G645:2017 Fibre-Ready Pit and Pipe Specification for Real Estate Development Projects</i>.	a) Prior to commencement of use or BFP endorsement, whichever occurs first

PDA Development Conditions		
No.	Condition	Timing
	b) Construct the fibre-ready pit and pipe infrastructure specified in the agreement submitted under part a) of this condition.	b) Prior to commencement of use or BFP endorsement, whichever occurs first
24.	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> .	Prior to commencement of use or BFP endorsement, whichever occurs first
Surveying, land dedication and easements		
25.	Easements over Infrastructure Public utility easements are to be provided, in favour of and at no cost to the grantee, over infrastructure that becomes contributed assets. The terms of the easements are to be to the satisfaction of the Chief Executive Officer of the authority which ultimately is to takeover and maintain the contributed assets.	Prior to commencement of use for each stage, or endorsement of the BFP, whichever occurs first
Infrastructure Contribution		
26.	Infrastructure Charges Pay to the MEDQ infrastructure charges in accordance with the DCOP, indexed to the date of payment Where the application is a MCU, certified construction plans detailing the GFA must also be provided to the MEDQ prior to commencement of use for calculation of final charges.	In accordance with the DCOP

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 ****