

Our ref: DEV2025/1611

1 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 Ms Robson and Ms Nunn

Priority Development Area (PDA) Decision Notice

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

PDA:	Weinam Creek PDA
PDA Development Type:	Development Permit for Operational Works
Property Location:	Esplanade Road Reserve, Redland Bay
Property Description:	Road Reserve

On 1 December 2025, the Local Representative Committee (LRC) decided to approve **all** of the above PDA Development Application subject to PDA Development Conditions in accordance with the attached 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 (07) 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

Approved form made under section 175 of the *Economic Development Act 2012*

Site information

Name of Priority Development Area (PDA)	Weinam Creek PDA				
Site address	Esplanade Road Reserve, Redland Bay				
Lot on plan description	<table> <tr> <th>Lot number</th><th>Plan description</th></tr> <tr> <td></td><td>Road Reserve</td></tr> </table>	Lot number	Plan description		Road Reserve
Lot number	Plan description				
	Road Reserve				

PDA Development Approval details

DEV Reference No.	DEV2025/1611
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	Operational Works – Prescribed Tidal Works
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	01 December 2025
Currency Period	2 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-22-014-3E-2 – C-0001 Revision B	Engineering Services Queensland	31 July 2025
2. KEY PLAN	FC-22-014-3E-2 – C-0002 Revision B	Engineering Services Queensland	31 July 2025
3. EXISTING SITE FEATURES PLAN	FC-22-014-3E-2 – C-0003 Revision B	Engineering Services Queensland	31 July 2025
4. CONTROL LINE LAYOUT	FC-22-014-3E-2 – C-0004 Revision B	Engineering Services Queensland	31 July 2025
5. TIMBER BOARDWALK DETAILS – SHEET 1	FC-22-014-3E-2 – C-0005 Revision B	Engineering Services Queensland	31 July 2025
6. TIMBER BOARDWALK DETAILS – SHEET 2	FC-22-014-3E-2 – C-0006 Revision B	Engineering Services Queensland	31 July 2025
7. TIMBER BOARDWALK DETAILS – SHEET 3	FC-22-014-3E-2 – C-0007 Revision B	Engineering Services Queensland	31 July 2025
8. FOOTPATH 15 (FP15) LONGITUDINAL SECTION	FC-22-014-3E-2 – C-0008 Revision B	Engineering Services Queensland	31 July 2025
9. DESIGN DETAIL	FC-22-014-3E-2 – C-0009 Revision B as amended in red 10 November 2026	Engineering Services Queensland	31 July 2025
10. C.M.P INDEX & STANDARD NOTES	FC-22-014-3E-2 – C-0010 Revision B	Engineering Services Queensland	31 July 2025
11. CONSTRUCTION MANAGEMENT PLAN	FC-22-014-3E-2 – C-0011 Revision B	Engineering Services Queensland	31 July 2025
12. EROSION & SEDIMENT CONTROL NOTES	FC-22-014-3E-2 – C-0012 Revision B	Engineering Services Queensland	31 July 2025
13. EROSION & SEDIMENT CONTROL PLAN	FC-22-014-3E-2 – C-0013 Revision B	Engineering Services Queensland	31 July 2025

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
 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.

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.

Submitting documentation to EDQ

Where a condition of this approval requires documentation to be submitted to either EDQ Development Services use the online Customer Portal <https://portal.edq.qld.gov.au/> or send to developmentsservices@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.	Prior to expiration of the currency period
2.	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
3.	Certification of Operational Work for Contributed Assets Carry out all Operational Work, for Contributed Assets, under this approval in accordance with the <i>Certification Procedures Manual</i> .	At all times
4.	Construction Management Plan a) Submit to EDQ IS a site-based Construction Management Plan (CMP), prepared by the principal site contractor, to manage construction impacts, including: - noise and dust in accordance with the EP Act; - 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; - contaminated land, where required under a site suitability statement prepared in accordance with section 389 of the EP Act; - complaints procedures; - site management: - for the provision of safe and functional alternative pedestrian routes, past, through or around the site; - to mitigate impacts to public sector entity assets, including street trees, on or external to the site; - for safe and functional temporary vehicular access points and frequency of use; - for the safe and functional loading and unloading of materials including the location of any remote loading sites; - for the location of materials, structures, plant and equipment; - of waste generated by construction activities; - detailing how materials are to be loaded/unloaded; - of proposed external hoardings and gantries (with clearances to street furniture and other public sector entity assets); - of employee and visitor parking areas;	a) Prior to commencing work

PDA Development Conditions

No.	Condition	Timing
	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

5. Traffic Management Plan

- | | |
|---|--|
| <p>a) Submit to EDQ Development Services a Traffic Management Plan (TMP), certified by a person holding a current Traffic Management Design qualification. The TMP must include the following:</p> <ul style="list-style-type: none"> 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 cycle and pedestrian traffic, including alternative cycle and 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. <p>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.</p> | <p>a) Prior to commencing work</p> <p>b) During construction</p> |
|---|--|

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.

6. Erosion and Sediment Management

- | | |
|---|--|
| <p>a) Submit to EDQ Development Services an Erosion and Sediment Control Plan (ESCP), certified by a RPEQ or an accredited professional in erosion and sediment control, and prepared generally in accordance with the following:</p> <ul style="list-style-type: none"> 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>. <p>b) Implement the certified ESCP submitted under part a) of this condition.</p> | <p>a) Prior to commencing work</p> <p>b) During construction</p> |
|---|--|

PDA Development Conditions

No.	Condition	Timing
7.	Acid Sulfate Soils Management Plan	
	a) Submit to EDQ Development Services 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).	a) Prior to commencement of work
	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.	b) Prior to commencement of work
	c) Submit to EDQ Development Services a Validation Report, certified by a suitably qualified environmental or soil scientist, confirming that all works have been carried out in accordance with the ASS Management Plan submitted under part b) of this condition.	c) Prior to commencement of bridge use
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.	a) Prior to practical completion
	b) Should 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 adopted design standards.	b) Prior to practical completion
	<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.	Bridge Design – Compliance Assessment	
	a) Submit to EDQ Development Services for compliance assessment, detailed engineering designs prepared by a suitably qualified RPEQ of the bridge. The bridge is to be designed in accordance with the following: i) The approved plans; ii) PDA Guideline 13 – Engineering Standards; and iii) <i>Australian Standard 5100 – Bridge Design</i>. The design must consider: iv) Flood management signage v) Lighting to be in accordance with <i>Australian and New Zealand Standard 4282: Control of the Obtrusive Effects of Outdoor Lighting</i> and be fauna friendly.	a) Prior to commencement of works
	b) Demolish existing bridge in accordance with the approved plans. All waste to be disposed of at a licensed facility.	b) Prior to commencement of bridge construction
	c) Construct the bridge in accordance with the plans endorsed under part a).	c) and d) Prior to commencement of bridge use
	d) Submit to EDQ Development Services:	

PDA Development Conditions

No.	Condition	Timing
	i) certification from a suitably qualified and experienced RPEQ that all bridge works have been constructed generally in accordance with the certified plans endorsed under part a) of this condition; ii) all documentation as required by the Certification Procedures Manual; and iii) as-constructed drawings, asset register and test results, certified by a RPEQ, in a format acceptable to the end asset owners for the bridge constructed under this condition.	
	e) Submit to Department of Environment and Science, as-constructed drawings to palm@detsi.qld.gov.au or mail to: Department of Environment and Science Permit and Licence Management Implementation and Support Unit GPO Box 2454 Brisbane Qld 4001	e) Within two weeks of the completion of bridge works
10.	Shared path	
	a) Submit to EDQ Development Services, detailed engineering plans certified by an RPEQ, for the 3m width shared path. The certified engineering plans must be designed generally in accordance with: i) <i>PDA Guideline No. 13 Engineering standards</i>; ii) <i>Austrroads Guide to Road Design Part 6A</i>; and iii) the approved plans.	a) Prior to commencing works
	b) Construct the shared path generally in accordance with the certified plans submitted under part a) of this condition.	b) Prior commencement of bridge use
	c) Submit to EDQ Development Services: i) certification from a suitably qualified and experienced RPEQ that all roadworks have been constructed generally in accordance with the certified plans submitted under part b) of this condition; and ii) all documentation as required by the <i>Certification Procedures Manual</i>. iii) as-constructed drawings, asset register and test results, certified by a RPEQ, in a format acceptable to the end asset owners for all roadworks constructed under this condition.	c) Prior to commencement of bridge use
11.	Lighting	
	a) Design and install a <u>Rate 3</u> street lighting system, certified by a suitably qualified and experienced RPEQ, to footpaths/bikeways within the road reserves. The design of the street lighting system must: i) be in accordance with <i>Australian Standards AS1158 – 'Lighting for Roads and Public Spaces'</i> ii) meet the requirements of <i>AS3000 – 'SAA Wiring Rules'</i>. iii) meet the requirements of Energex for unmetered supply iv) be endorsed by the relevant ownership authority.	For both parts a) and b) prior to commencement of bridge use
	b) Submit to EDQ Development Services 'as-constructed' plans and test documentation, certified by a RPEQ, in a format acceptable to Council.	

PDA Development Conditions

No.	Condition	Timing
12.	Marine Plant Removal	
a)	Removal, destruction or damage of marine plants is limited to the development footprint of the bridge, as shown on the endorsed plan, Design Detail - Drawing C-0009 prepared, dated 31/07/2025.	a) At all times
b)	Remove marine plants that have been authorised for removal as part of this development from the intertidal zone	b) Prior to bridge works under condition 9b) and 9c)
c)	Dispose of all material associated with the development (e.g., debris, construction material, soil, etc.) from the intertidal zone at an appropriate licensed facility.	c) Within 1 month of practical completion
13.	Tidal Land	
a)	Spoil is not to be disposed of on tidal lands or within waterways and is managed to prevent acid soil development.	a) At all times
b)	Restore tidal land profiles that are temporarily disturbed by the development works to pre-work profiles.	b) Within 1 month of completion of works and prior to commencement of bridge use
c)	Where bed scour protection is required, it is to be placed at or below the natural bed level of the waterway and does not alter the characteristics of the low-flow channel.	c) Prior to commencement of use
d)	Bed scour protection does not extend more than 5 metres upstream or downstream beyond the footprint of the bridge.	d) At all times
14.	Replanting Plan – Compliance Assessment	
a)	Submit to EDQ Development Services for compliance assessment, a replanting plan certified by an AILA of the area to be disturbed as part of the works, including the following: i) Plant species selected from regional ecosystem type RE12.1.3; ii) Removal of weeds; iii) Stabilisation of banks and in-stream habitat elements; iv) Measures to allow continued fish movement for any temporary infrastructure whilst works are being undertaken; and v) A letter of support for the proposed replanting plan from a suitably qualified ecologist for the disturbed area of works.	a) Prior to commencement of works
b)	Undertake replanting works in accordance with the plans endorsed under part a).	b) Within 3 months of vegetation removal under condition 12b)
c)	Submit to EDQ 'as constructed' plans, certified by an AILA, and asset register in a format acceptable to Council.	c) Prior to commencement of bridge use

PDA Development Conditions

No.	Condition	Timing
15. Fauna Spotter and Catcher		
a)	Submit to EDQ Development Services, a pre-clearing report prepared by a licensed Wildlife Spotter/Catcher under the <i>Nature Conservation Act 1992</i> that undertakes a survey of the site to identify any fauna or habitat features (e.g. nests, tree hollows) and certify that any necessary fauna protection measures or relocation procedures have been implemented during tree clearing activities.	a) Prior to commencement of vegetation clearing
b)	A licensed Wildlife Spotter/Catcher with appropriate experience as a koala spotter must be present during the vegetation clearing.	b) At all times during vegetation clearing
c)	Submit to EDQ Development Services, a post clearing report and certification from the licensed Wildlife Spotter/Catcher that vegetation clearing, and fauna protection measures were carried out generally in accordance with the conditions of approval.	c) Within 1 month of vegetation clearing
16. Water Contaminants		
	For the proposed works, only use clean materials which are free from prescribed water contaminants.	For the duration of the works

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.

