

Our ref: DEV-2026-WNC-4554

23 April 2026

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

Changed PDA Decision Notice

Notices given for the purposes of section 99 of the Economic Development Act 2012

Priority Development Area (PDA):	Weinam Creek PDA
PDA Development Approval:	Development Permit for MCU for Multiple Dwelling
Property Location:	3 Moores Road, Redland Bay
Property Description:	Lot 100 on SP309514

On 23 April 2026, Economic Development Queensland (EDQ) decided to approve all of the Amendment Application for the above PDA Development Approval subject to PDA Development Conditions in accordance with the attached Changed Decision Notice.

The Changed Decision Notice and approved plans and documents can be viewed on EDQ's website at [Current applications and approvals](#).

If you require any further information, please contact Tiana Hill on (07) 3452 7518 or by email at tiana.hill@edq.qld.gov.au.

Yours sincerely



Carolyn Mellish
**Director, New Growth
Development Services
Economic Development Queensland**

Cc: Redland City Council - rcc@redland.qld.gov.au

Changed 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
	Lot 100	SP309514
PDA Development Approval details		
DEV Reference No.	DEV-2026-WNC-4554	
Original Approval details	PDA Development Approval for Development Permit for MCU for Multiple Dwelling (4 Units)	
Change to Approval Decision	EDQ has decided to grant all of the changes to the PDA Development Approval applied for, subject to PDA Development Conditions forming part of this Changed Decision Notice. The approval is for changes to the internal alterations to the fourth storey of Building 3 to convert one four bedroom unit (Unit 41) into two, two bedroom units (Units 41 & 42)	
Original decision date	15 October 2025	
Change to Approval decision date	23 April 2026	
Currency Period	6 years from the original 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.	Building 3 Door & Window Schedules	23017 – B3W002 – Issue I	JWA Mitchell Designs	18 February 2026
2.	Building 3 Third Floor Plan	23017 – B3W104 – Issue I	JWA Mitchell Designs	19 February 2026
3.	Building 3 – FLR Floor Plans	23017 – B3W121 – Issue I Amended in Red	JWA Mitchell Designs	24 February 2026
4.	Building 3 Third Floor Reflected Ceiling Plan	23017 – B3W135 – Issue I	JWA Mitchell Designs	18 February 2026
5.	Building 3 Elevations	23017 – B3W201 – Issue I Amended in Red	JWA Mitchell Designs	24 February 2026
6.	Building 3 Elevations	23017 – B3W202 – Issue I	JWA Mitchell Designs	24 February 2026

Plan/Document Name		Reference No.	Prepared By	Date
		Amended in Red		
7.	Building 3 Section B3A	23017 – B3W301 – Issue I Amended in Red	JWA Mitchell Designs	24 February 2026
8.	Building 3 Section B3B	23017 – B3W302 – Issue I Amended in Red	JWA Mitchell Designs	24 February 2026
9.	Building 3 Section B3C	23017 – B3W303 – Issue I Amended in Red	JWA Mitchell Designs	24 February 2026
10.	Building 3 Section B3D	23017 – B3W304 – Issue I Amended in Red	JWA Mitchell Designs	24 February 2026
Plans and documents previously approved on 15 October 2025				
11.	Traffic Response	NA	PTT Traffic and Transport Engineering	26 June 2025
12.	Building 4 Door & Window Schedules	23017 – B4W002 – Issue B	JWA Mitchell Designs	18 December 2024
13.	Building 4 Third Floor Plan	23017 – B4W104 – Issue D	JWA Mitchell Designs	18 December 2024
14.	Building 4 – FLR Floor Plan	23017 – B4W121 – Issue A Amended in Red	JWA Mitchell Designs	18 December 2024
15.	Building 4 Third Floor Reflected Ceiling Plan	23017 – B4W135 – Issue C	JWA Mitchell Designs	25 November 2024
16.	Building 4 Elevations	23017 – B4W201 – Issue B Amended in Red	JWA Mitchell Designs	5 December 2024
17.	Building 4 Elevations	23017 – B4W202 – Issue B Amended in Red	JWA Mitchell Designs	5 December 2024
18.	Building 4 Section B4A	23017 – B4W301 – Issue B Amended in Red	JWA Mitchell Designs	5 December 2024
19.	Building 4 Section B4B	23017 – B4W302 – Issue B Amended in Red	JWA Mitchell Designs	5 December 2024
20.	Building 4 Section B4C	23017 – B4W303 – Issue B Amended in Red	JWA Mitchell Designs	5 December 2024
Supporting Plans				
21.	Existing site plan	23017 – SW020 – Issue H	JWA Mitchell Designs	8 September 2025
22.	Site plan	23017 – SW021 – Issue H	JWA Mitchell Designs	8 September 2025

Plan/Document Name		Reference No.	Prepared By	Date
23.	Part site plan	23017 – SW022 – Issue Amended in Red	JWA Mitchell Designs	8 September 2025
24.	Part site plan	23017 – SW023 – Issue H	JWA Mitchell Designs	8 September 2025
25.	Building 2 basement plan	23017 – B2W100 – Issue K	JWA Mitchell Designs	8 September 2025
26.	Building 3 basement plan	23017 – B3W100 – Issue F	JWA Mitchell Designs	10 April 2025
27.	Building 4 basement plan	23017 – B4W100 – Issue C	JWA Mitchell Designs	10 April 2025
28.	Building 3 Ground Floor Plan	23017 – B3W101 – Issue H	JWA Mitchell Designs	8 September 2025
29.	Building 3 First Floor Plan	23017 – B3W102 – Issue H	JWA Mitchell Designs	8 September 2025
30.	Building 3 Second Floor Plan	23017 – B3W103 – Issue H	JWA Mitchell Designs	8 September 2025
31.	Building 3 – Ground Floor Reflected Ceiling Plan	23017 – B3W132 – Issue H	JWA Mitchell Designs	8 September 2025
32.	Building 3 – First Floor Reflected Ceiling Plan	23017 – B3W133 – Issue H	JWA Mitchell Designs	8 September 2025
33.	Building 3 – Second Floor Reflected Ceiling Plan	23017 – B3W134 – Issue H	JWA Mitchell Designs	8 September 2025
34.	Building 3 – Roof Plan	23017 – B3W141 – Issue H	JWA Mitchell Designs	8 September 2025
35.	Building 4 Ground Floor Plan	23017 – B4W101 – Issue E	JWA Mitchell Designs	10 April 2025
36.	Building 4 First Floor Plan	23017 – B4W102 – Issue D	JWA Mitchell Designs	18 December 2024
37.	Building 4 Second Floor Plan	23017 – B4W103 – Issue D	JWA Mitchell Designs	18 December 2024
38.	Building 4 – Ground Floor Reflected Ceiling Plan	23017 – B4W132 – Issue C	JWA Mitchell Designs	18 December 2024
39.	Building 4 – First Floor Reflected Ceiling Plan	23017 – B4W133 – Issue D	JWA Mitchell Designs	18 December 2024
40.	Building 4 – Second Floor Reflected Ceiling Plan	23017 – B4W134 – Issue D	JWA Mitchell Designs	18 December 2024
41.	Building 4 – Roof Plan	23017 – B4W141 – Issue B	JWA Mitchell Designs	25 November 2024

Submitting documentation to EDQ

Where a condition of this approval requires documentation to be submitted to EDQ Development Services or DA Engineering use the online Customer Portal <https://portal.edq.qld.gov.au/> or send to developmentservices@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
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 Development Services 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 Development Services 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

PDA Development Conditions		
No.	Condition	Timing
6.	Window treatments (privacy) For windows 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 Development Services, 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 b) 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
9.	Sustainable Energy Rating Submit to EDQ DA Engineering 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 Development Services, 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

PDA Development Conditions		
No.	Condition	Timing
14.	Traffic Management Plan a) Submit to EDQ DA Engineering 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
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

PDA Development Conditions		
No.	Condition	Timing
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 DA Engineering, 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 DA Engineering, refuse collection approval from Council or a private waste contractor.	Prior to commencement of use or BFP endorsement, whichever occurs first
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

PDA Development Conditions		
No.	Condition	Timing
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 DA Engineering 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 DA Engineering 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 DA Engineering 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> . b) Construct the fibre-ready pit and pipe infrastructure specified in the agreement submitted under part a) of this condition.	a) Prior to commencement of use or BFP endorsement, whichever occurs first b) Prior to commencement of use or BFP endorsement, whichever occurs first

PDA Development Conditions		
No.	Condition	Timing
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 ****