DELIVERING FOR QUEENSLAND | Queensland Government

Economic Development Queensland

Our ref: DEV-2026-WNC-5419

11/11/2026

Nicole Prentice
Principal Planner
Redland City Council
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Dear Applicant

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

Priority Development Area (PDA):	**Weinam Creek Priority Development Area**
PDA Development Type:	**Development Permit for Operational Works for Prescribed Tidal Works (Foreshore Stabilisation)**
Property Location:	**Unallocated State Land adjoining The Esplanade**
Property Description:	**N/A**

On 11 November 2026, Economic Development Queensland (EDQ) decided to approve **all** of the above PDA Development Application subject to PDA Development Conditions in accordance with the attached PDA 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 Tiana Hill on 3452 7518 or by email at tiana.hill@edq.qld.gov.au.

Yours sincerely

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PDA Decision Notice

Site information		
Name of Priority Development Area (PDA)	Weinam Creek Priority Development Area	
Site address	Unallocated State Land adjoining The Esplanade	
Lot on plan description	Lot number	Plan description
	N/A	N/A

PDA Development Approval details	
DEV Reference No.	DEV-2026-WNC-5419
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 for Prescribed Tidal Works (Foreshore Stabilisation)
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	11/11/2026
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.	Title Sheet Drawing Schedule and Locality Plan	44692-2-001 Rev.3 Amended in Red	JBP Scientists and Engineers	23 October 2026
2.	Notes	44692-2-002 Rev.3 Amended in Red	JBP Scientists and Engineers	23 October 2026

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**
3.	Emergency Works Survey - Moores Road, Redland Bay	44692-2-003 Rev.3 Amended in Red	JBP Scientists and Engineers	23 October 2026
4.	General Arrangement, Hazard and Constraints - Moores Road, Redland Bay	44692-2-100 Rev.3 Amended in Red	JBP Scientists and Engineers	23 October 2026
5.	Typical Sections - Moores Road, Redland Bay	44692-2-200 Rev.3 Amended in Red	JBP Scientists and Engineers	23 October 2026
6.	Details - Moores Road, Redland Bay	44692-2-201 Rev.3 Amended in Red	JBP Scientists and Engineers	23 October 2026
7.	Longitudinal Section - Moores Road, Redland Bay	44692-2-300 Rev.3 Amended in Red	JBP Scientists and Engineers	23 October 2026
8.	Chainage XS 1/2 - Moores Road, Redland Bay	44692-2-400 Rev.3 Amended in Red	JBP Scientists and Engineers	23 October 2026
9.	Chainage XS 2/2 - Moores Road, Redland Bay	44692-2-401 Rev.3 Amended in Red	JBP Scientists and Engineers	23 October 2026
10.	Draft Design Report – Foreshore Protection Esplanade (Moores Rd), Redland Bay	44692-2 Rev.003	Redland City Council	23 October 2026
11.	44692-2 Foreshore Protection Design Moores Rd Redland Bay Technical Specification	RWN-JBAP-00-00-RP-C-0002 Rev S3-P03	JBP Scientists and Engineers	October 2026
Supporting Documents				
12.	Coastal Process & Foreshore Protection Concept Study	2024s1564-JBAP-00-00-RP-0003	JBP Scientists and Engineers	June 2025
13.	Geotechnical Investigation for Foreshore Protection Works	PDC26-1009-001 – 0	PDC Geotechnical	9 April 2026

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

Compliance assessment

recovery basis. The Compliance Assessment fees are set out in EDQ Development Assessment Fees and Charges Schedule[1] (as amended from time to time).

ii) submit to EDQ a duly completed Compliance Assessment form[2].

iii) submit to EDQ 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 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.

Submitting documentation to EDQ

Where a condition of this approval requires documentation to be submitted to EDQ, use the following submission pathways:

a) For conditions requiring Compliance Assessment submit via the EDQ Customer Portal or via developmentservices@edq.qld.gov.au

[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.

b) For conditions requiring the submission of material related to the Certification Procedures Manual (CPM) process, submit via the CPM Digital Submission system

c) For all other conditions requiring the submission of material, submit via 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.	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.	**Out of Hours Work – Compliance Assessment** Where out of hours work is proposed, submit to EDQ, for Compliance Assessment, an out of hours work request. The out of hours work request must include a duly completed out of hours work request form[3].	Minimum of 10 business days prior to proposed out of hours work commencement date
4.	**Certification of Operational Work** Carry out all Operational Work under this approval in accordance with the *Certification Procedures Manual.*	At all times
5.	**Construction Management Plan** a) Submit to EDQ a site-based Construction Management Plan (CMP), prepared by the principal site contractor, 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;	a) Prior to commencing work

[3] The out of hours work request form is available at EDQ's website.

PDA Development Conditions		
No.	**Condition**	**Timing**
	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; 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
6.	**Erosion and Sediment Management** a) Submit to EDQ 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: i) construction phase stormwater management design objectives of the *State Planning Policy 2017* (Appendix 2 Table A); ii) *Healthy Land and Water Technical Note: Complying with the SPP – Sediment Management on Construction Sites*.	a) Prior to commencing work b) During construction

PDA Development Conditions		
No.	**Condition**	**Timing**
	b) Implement the certified ESCP submitted under part a) of this condition.	
7.	**Acid Sulfate Soils Management Plan** a) Where on-site Acid Sulfate Soils (ASS) are encountered, submit to EDQ an ASS Management Plan, prepared in accordance with the *Queensland Acid Sulfate Soil Technical Manual Soil Management Guidelines v4.0 2014* (as amended from time to time. 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. c) Submit to EDQ a Validation Report, certified by a suitably qualified environmental or soil scientist, confirming that all earthworks have been carried out in accordance with the ASS Management Plan submitted under part b) of this condition.	a) Prior to commencement of or during earthworks b) Prior to commencement of use or BFP endorsement, whichever occurs first c) Prior to commencement of use or BFP endorsement, whichever occurs first
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. 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. *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.*	a) Prior to practical completion b) Prior to practical completion
Department of Primary Industries		
9	**Spoil Disposal** Spoil is not disposed of on tidal lands or within waterways and is managed to prevent acid soil development.	At all times
10	**Disturbance Extent**	

PDA Development Conditions		
No.	**Condition**	**Timing**
	To prevent development works and associated activities (storage, runoff, access) from taking place outside the approved works area, mark with corner pegs and/or buoys 10 metres around the area shown as the 'disturbance' extent on the approved plan titled "General Arrangement, Hazard and Constraints - Moores Road, Redland Bay", prepared by JBP Scientists and Engineers, reference number 44692-2-100 Rev.3, dated 23 October 2026.	At all times
Department of the Environment, Tourism, Science and Innovation		
11	**Revetment Works** For the revetment works, only use clean materials which are free from prescribed water contaminants.	For the duration of the works.
12	**Erosion and Sediment Control** Development must prevent the release of sediment to tidal waters by installing and maintaining erosion and sediment control measures in accordance with the *Best Practice Erosion and Sediment Control (BPESC) guidelines for Australia (International Erosion Control Association).*	For the duration of the works
13	**Documentation** Submit "As Constructed drawings" to palm@detsi.qld.gov.au or mail to: Department of the Environment, Tourism, Science and Innovation Permit and Licence Management Implementation and Support Unit GPO Box 2454 Brisbane Qld 4001	Within 20 business days of the completion 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.

**** End of Package ****