

Our ref: DEV-2026-WAR-4893

23/06/2026

Stockland Development Pty Ltd &
Mark Shaw
Director
KN Group
Mark@kngroup.com.au

Dear Applicant

PDA Decision Notice

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

Priority Development Area (PDA):	Waraba
PDA Development Type:	Operational Works for Roadworks and Stormwater Drainage
Property Location:	67-177 Litherland Road WAGTAIL GROVE
Property Description:	Lot 4 on RP886161

On the 23rd of June 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 Justin Lee (Principal Engineer) on 3214 9501 or by email at Justin.Lee@edq.qld.gov.au.

Yours sincerely



Xi Gan
Manager
Development Services
Economic Development Queensland

Cc: City of Moreton Bay Council

PDA Decision Notice

Site information		
Name of Priority Development Area (PDA)	Waraba	
Site address	67-177 Litherland Road WAGTAIL GROVE	
Lot on plan description	Lot number	Plan description
	Lot 4	RP886161

PDA Development Approval details	
DEV Reference No.	DEV-2026-WAR-4893
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 Roadworks and Stormwater Drainage
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	23/06/2026
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
• General Locality Plan,	24-272-01 Rev B	KN Group	May 26

	Drawing Index and Notes			
•	General Setout Plan	24-272-02 Rev B	KN Group	May 26
•	General Layout Plan	24-272-03 Rev B	KN Group	May 26
•	Earthworks Contour Plan	24-272-04 Rev B	KN Group	May 26
•	Earthworks Spot Levels Plan	24-272-05 Rev B	KN Group	May 26
•	Roadworks Longitudinal Section New Road 15	24-272-06 Rev B	KN Group	May 26
•	Roadworks Cross Sections New Road 15	24-272-07 Rev B	KN Group	May 26
•	Roadworks Long and Cross Sections Driveway 22	24-272-08 Rev B	KN Group	May 26
•	Roadworks Long and Cross Sections New Road 18	24-272-09 Rev B	KN Group	May 26 (amended in red 22/06/2026)
•	Roadworks Intersection Details and Linemarking Plan	24-272-10 Rev B	KN Group	May 26
•	Stormwater Catchment Plan	24-272-11 Rev B	KN Group	May 26
•	Stormwater Long Sections	24-272-12 Rev B	KN Group	May 26
•	Stormwater Manhole Details	24-272-13 Rev B	KN Group	May 26 (amended in red 22/06/2026)
•	Stormwater Calculations Table	24-272-14 Rev B	KN Group	May 26

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 via the [EDQ Customer Portal](#) or via developmentservices@edq.qld.gov.au.
- b) For conditions requiring the submission of material related to the [Certification Procedures Manual \(CPM\)](#) process via the CPM [Digital Submission system](#).

PDA Development Conditions

No.	Condition	Timing
1	Approved Plans and/or Documents	
	Undertake development generally in accordance with the approved plans and/or documents, including any other documentation endorsed via Compliance Assessment as required by these conditions. These plans and/or documents	At all times.

PDA Development Conditions		
No.	Condition	Timing
	will form part of the approval, unless otherwise amended by conditions of this approval.	
2	Certification of Operational Work	
	Carry out all Operational Work under this approval in accordance with the <i>Certification Procedures Manual (CPM)</i>. In addition to the requirements under the CPM, invitation to City of Moreton Bay Council officers is required for the following inspections, with minimum 48 hour notice: Note: Council attendance at these inspections is optional	At all times.
	A) Stormwater drainage.	Prior to backfilling stormwater trenches.
	B) Subgrade / box inspection.	Prior to placement of structural pavements.
	C) Preseal inspection.	Prior to priming and sealing of structural pavements.
	D) For concrete slabs and concrete pavements - foundations / subgrade and pre-pour inspections.	Prior to concrete pouring
3	City of Moreton Bay Site Access	
	Permit City of Moreton Bay Council, along with its officers, agents, consultants, and contractors, reasonable access to the development site for the purpose of inspecting the works.	At all times during construction.
4	Errors and Omissions	
	Where errors or omissions occur in the design or works do not conform to or meet City of Moreton Bay Council standards then these works shall be rectified to comply with City of Moreton Bay Council standards at no cost to City of Moreton Bay Council. Where drawings contain insufficient detail or do not contain details of works that are either necessary or associated with the development then these works shall be designed to City of Moreton Bay Council standards and subject to MEDQ approval. Only the approved plans shall be used for construction. Note: MEDQ reserves the right to amend the approved drawings or request further information should this become necessary.	At all times during construction and prior to works being accepted Off Maintenance.

PDA Development Conditions		
No.	Condition	Timing
5	Works – Connection to existing works	
	Where existing works, including roads and drainage works, will not link up with and join smoothly to proposed works and are not more than twenty (20) metres from the nearest point of the proposed works the developer shall carry out such works as are necessary to ensure that the incomplete works, including roads and drainage, are constructed to link up with and join smoothly to the works proposed in accordance with Council standards. These works are to be undertaken at the developer's expense unless otherwise specified or agreed in writing.	Prior to works being accepted On Maintenance.
6	As Constructed Drawings	
A	Submit to MEDQ and City of Moreton Bay Council construction documentation for Operational Work under this approval in accordance with the <i>Certification Procedures Manual (CPM)</i>. The 'As Constructed' drawing package is to include: 1. Surveyor As Constructed drawings; 2. Engineering As Constructed drawings; 3. Digital ADAC file; 4. Digital Terrain Model; and 5. Closed Circuit Television (CCTV) recording of all stormwater pipes. for the approved works in accordance with City of Moreton Bay Council's Planning Scheme, relevant Planning Scheme Policies and design standards current at the time of development.	Prior to works being accepted On Maintenance.
7	Works Through Land not owned by the Developer	
	Where any works are proposed to be undertaken on or extend into any property not owned by the developer then the other property owner's written consent must be lodged with MEDQ. The written consent from the land owner must identify the correct drawing title and number (including revision number) for the works within or through their land.	Prior to any works commencing within those properties.
8	Works in Existing Roads	
A	Works carried out in or affecting existing City of Moreton Bay Council Roads must be undertaken so that these roads are maintained in a safe and useable condition.	At all times.
B	Provide City of Moreton Bay Council with and receive acknowledgement of a Traffic Management Plan, with site	At least five (5) days prior to undertaking the

PDA Development Conditions		
No.	Condition	Timing
	specific Guidance Scheme, prepared and signed by an appropriately qualified person and in accordance with the Manual of Uniform Traffic Control Devices (MUTCD) for any works that will affect traffic movements or traffic safety in existing roads. Note: A 'Part Road Closure Application' for Development Works form is to accompany the Traffic Management Plan submission. This submission is required to be made in addition to any Traffic Management Plan which has been submitted and/or approved as part of a Construction Management Plan for the site during the development application process for Material Change of Use or Reconfiguring a Lot or subsequent non-IDAS applications.	works in or affecting existing roads.
9	Notification to Affected Premises	
A	Provide MEDQ and City of Moreton Bay Council with a copy of an information kit for 'Notification to Affected Premises' which includes the following: 1. A layout plan of the proposed development showing adjoining lot boundaries, new and existing roads, park and open space, drainage reserves and community purposes lots as applicable; 2. Details of any external works with any changes to existing works highlighted for easy identification; 3. Scheduled start and completion dates; 4. Contact names and phone numbers for the Developer, Supervising Engineer, Consulting Engineer, the Contractor, Wildlife Spotter and who to contact in an emergency; and 5. The site working hours authorised for the site works.	Prior to distribution of information kit to residents.
B	Provide all occupiers of premises adjoining the site, directly opposite the frontage of the site, adjacent to and directly opposite external works and residents/occupiers likely to be directly affected by the works with a copy of the 'Notification to Affected Premises' information kit. Provide MEDQ and City of Moreton Bay Council with a list of premises which the information kit has been delivered to.	Not less than 14 days prior to commencing any construction works.
10	Information Sign – Development Works	
	An information sign containing the following details and after hours contact details must be provided at each entrance to the development site:	For the duration of the development works from commencement to acceptance On

PDA Development Conditions		
No.	Condition	Timing
	1. Developer 2. Supervising Consultant/ Engineers / Project Manager 3. Principal Contractor The sign must be at least 0.9m (W) by 0.6m (H). The sign must be erected and maintained for the duration of the development works.	Maintenance by MEDQ.
11	Testing Frequency – General	
A	All testing of the works shall be carried to comply with the minimum testing frequencies given in City of Moreton Bay Council Planning Scheme Policy - Operational Works inspection, maintenance and bonding procedures. Note: MEDQ may vary the frequency of testing to suit site conditions but must provide written advice to the supervising engineer prior to commencement of the relevant works.	At all times during construction.
B	Provide a plan identifying locations where testing has occurred.	Prior to works being accepted On Maintenance.
12	Construction Management Plan	
A	Submit to MEDQ 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; 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;	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 must be current and available on site.	During construction
C	Carry out all construction work generally in accordance with the CMP submitted under part a) of this condition.	During construction
13	Erosion and Sediment Management	
A	Submit to MEDQ 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 <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>	Prior to commencement of work
B	Implement the certified ESCP submitted under part a) of this condition.	During construction
14	Road Crossings in Existing Roads	
	All services crossings under existing City of Moreton Bay Council Roads are to be tunnel bored unless approved otherwise by City of Moreton Bay Council. Where approval is given for open trenching, the following is to apply: 1. Minor Roads - backfill shall be compacted in layers to 95% standard maximum dry density and topped with 300mm of pavement material and a 50mm AC wearing course.	At all times during construction.

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	2. Sub-arterial or Arterial roads - refer to IPWEA Standard Drawing RS-170. 3. Verge - Backfill shall be compacted to 90% standard maximum dry density and topped with 75mm of sandy loam. Restoration of any vegetation shall be undertaken to a standard as near as practicable to the pre-construction standard.	
15	Site works – Stormwater Runoff Quality	
	Carry out earthworks in accordance with the State Planning Policy - Water Quality and IECA Best Practice Erosion and Sediment Control document. Note: a. Soil disturbances of greater than 1.0 hectares will require a site specific Erosion & Sediment Control Plan. b. Earthworks are to be undertaken to ensure that soil disturbances are staged into manageable areas of not greater than 3.5 hectares.	At all time during construction and until the site is suitably stabilised.
16	Retaining Walls - CPM	
A	a) Submit to EDQ detailed engineering plans, certified by a RPEQ, of all retaining walls 1m or greater in height. Retaining walls must be: i) certified to achieve a minimum 50 year design life; ii) designed generally in accordance with <i>AS4678 – Earth Retaining Structures</i> and relevant material standards (e.g. <i>AS3600 – Concrete Structures</i>); iii) located and designed generally in accordance with the approved plans	Prior to commencing work
B	Construct retaining walls generally in accordance with the certified plans required under part a) of this condition.	Prior to works being accepted On Maintenance.
C	Submit to EDQ certification from an RPEQ that all retaining wall works 1.0m or greater in height have been constructed generally in accordance with the certified plans submitted under part a) of this condition.	Prior to works being accepted On Maintenance.
17	Unsuitable Fill Materials	
	Ensure that all fill material used on the development site is free of unsuitable materials, identified in AS3798 and the following: 1. actual acid sulfate soils and potential acid sulfate soils; 2. organic or putrescible matter;	At all times.

PDA Development Conditions		
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	3. material imported from land which is, or has been, listed on the "Environmental Management Register" under the <i>Environmental Protection Act 1994</i> ; and 4. building demolition material.	
18	Compaction Requirements	
	All fill material which is intended to be load bearing, or the finished surface level of which is required to remain approximately constant, is selected, placed and compacted to the standard prescribed in Australian Standard AS3798 Guidelines on Earthworks for Commercial and Residential developments.	At all times during construction.
19	Advisory Sign – Future Road Extension	
	At the end of each road that is intended to extend with future development an advisory sign shall be supplied and erected to inform residents and the public of the future road extension. The sign shall be worded as follows: "This road may be extended with future development of the adjoining land. For further information refer to Waraba Interim Land Use Plan" This sign must be easily read at a distance of 5 metres. The sign shall not be attached to the road end hazard sign above the sign board.	Prior to works being accepted On Maintenance.
20	Pavement Design	
A	All road pavements must be designed, constructed and tested in accordance with City of Moreton Bay Council Planning Scheme Policy - Integrated Design - Streets, Roads and Utilities and standard drawings current at the time of construction. Note: a. City of Moreton Bay Council requires a primer seal placed under all asphalt surfaces. b. Increased asphalt surface thicknesses for road thresholds are to be identified in the pavement design.	At all times during construction.
B	Design pavement in accordance with the following road classifications: Road 15 – Modified Living Residential - ESA 1.2x10⁵	Prior to subgrade inspection.

PDA Development Conditions		
No.	Condition	Timing
	Road 18 – Laneway Residential - ESA 2x10 ⁴ Concrete pavement to have a broomed or hessian drag surface finish.	
C	Undertake pavement jointing in accordance with IPWEA. Standard Drawings RS-170.	Prior to works being accepted On Maintenance
21	Concrete Footpaths	
	Construct concrete footpaths and kerb ramps in accordance with I.P.W.E.A. Standard Drawings SEQ R-065 and SEQ R-090.	Prior to works being accepted On Maintenance.
22	Street Signs	
	Street signs must be provided in accordance with City of Moreton Bay Council Standard Drawings and IPWEA Standard Drawings. Note: a. House numbers required for these signs shall be obtained from City of Moreton Bay Council house numbering officer by contacting City of Moreton Bay Council's Customer Service. b. The City of Moreton Bay Council Logo is not to be put on the sign.	Prior to works being accepted On Maintenance.
23	Road Furniture (Road 15 - Bollards)	
	Construct bollards or other safety device/s between Road 15 and Road 2 (Main Street) active transport corridor generally in accordance with AUSTRROADS Guide to Road Design Part 6: Roadside Design, Safety and Barriers.	Prior to works being accepted On Maintenance.
24	Driveway Crossover and Stormwater Pit – Lot 358	
A	Design and construct a Type 1 – Single Garage driveway crossover to Lot 358 in accordance with the approved plans and City of Moreton Bay Council Standard Drawings RS-049 and RS-050.	Prior to works being accepted On Maintenance
B	Design and construct stormwater gully pit G01-31, ensuring a minimum 1.0 m clearance to Road 18 laneway crossover and minimum 0.5 m clearance from to Lot 358 driveway crossover.	Prior to works being accepted On Maintenance.
25	Stormwater Runoff Control – Batters and Retaining Walls	
	Provide cut-off drains at the top of the batter with turf or rock lined batter drains for all batters and/or retaining walls	Prior to works being accepted On

PDA Development Conditions		
No.	Condition	Timing
	generally higher than 600mm in height and with a catchment greater than 1000m². Note: Where these are not detailed on the approved drawings then these works shall be in accordance with City of Moreton Bay Council current standards.	Maintenance.
26	Stormwater Runoff Control – Open Drains	
	Provide lining with appropriate scour protection to all open drains and bunds in accordance with City of Moreton Bay Council Planning Scheme, Planning Scheme Policies and standard drawings current at the time of development. Note: Dumped rock is generally not considered as an appropriate solution.	Prior to works being accepted On Maintenance.
27	Stormwater Overland Flow – Site Earthworks	
	Earthworks must be undertaken on the site so as not to cause nuisance and annoyance to any person or premises. The development must: 1. Allow stormwater overland flow which entered the land prior to the commencement of the earthworks to continue to enter the land; and 2. Ensure stormwater overland flow from the development site is not discharged or diverted onto land (other than a road) adjacent to the site in a manner which: a. concentrates the rate of flow at any point along the property boundary; or b. increases the peak flow rates of stormwater discharged at any point along the property boundary; beyond that which existed prior to commencement of these earthworks.	At all times during construction.
28	CCTV – Stormwater Pipes	
A	Provide a high definition Closed Circuit Television (CCTV) recording of all stormwater pipes including inter allotment roofwater drainage. CCTV to clearly display all joints (full surrounds) and any form of damage or defects. The recording is to include a report signed by an R.P.E.Q. stating that the recording has been reviewed and all works are satisfactory. Where defects have been identified, consultant is to provide	At least 7 days prior to the On Maintenance inspection.

PDA Development Conditions		
No.	Condition	Timing
	method of rectification to City of Moreton Bay Council for approval, prior to carrying out any rectification works.	
B	Undertake and provide, to the satisfaction of City of Moreton Bay Council, a high definition Closed Circuit Television (CCTV) recording of all stormwater pipes, including inter allotment roof water drainage. Recording to be undertaken within one month immediately preceding making a request for Off Maintenance inspection. CCTV to clearly display all joints (full surrounds) and any form of damage or defects, including date and time of the recording. The recording is to include a report signed by a suitably qualified Registered Professional Engineer Queensland (RPEQ) stating that the recording has been reviewed and all works are satisfactory. Where defects have been identified, consultant is to provide method of rectification to City of Moreton Bay Council for approval, prior to carrying out any rectification works.	Prior to a request for Off Maintenance inspection.
29	Drainage Behind Retaining Walls	
	Design and install agricultural pipes or strip drains behind retaining walls in accordance with Q.U.D.M. to connect to: 1. The proposed inter-allotment drainage systems; or 2. To drainage inlet structures via a stub connection in roadways; or 3. Directly to kerb and channel if there are no drainage structures within 10m of the frontage of the land. Notes: a. Corrugated pipes are not to be used to connect the stormwater drainage to City of Morton Bay Council infrastructure. b. The drainage system behind retaining walls must not connect to City of Morton Bay Council subsurface drainage system in the Council road.	Prior to works being accepted On Maintenance.
30	Provision of Kerb Adapters	
	Provide a minimum of two (2) metal kerb adaptors per lot for lots that drain to the road. Where a lot has side crossfall of up to 1.5%, one (1) kerb adaptor shall be located at each side of the lot. Where a lot has side crossfall of greater than 1.5%, both kerb adaptors shall be located at the low side of the lot.	Prior to works being accepted On Maintenance.

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	For lots with a concrete footpath at the frontage, the kerb adaptors shall be connected to the front boundary of the lot with Class SN8 uPVC stormwater pipe.	
31	Stabilisation of Disturbed Areas	
	Ensure that a grass strike rate of at least 80% cover has been attained on all disturbed areas or other approved means of stabilisation of grassed areas have been provided. Note: For residential and rural residential subdivisions, the road reserve between kerb and property line shall be turfed as a condition of completion.	Prior to works being accepted On Maintenance.

STANDARD ADVICE

No.	Standard Advice
1	Development Permit
	This approval shall comply with all the conditions of related approval as stipulated in City of Moreton Bay Council Decision Notice – Development Permit DA/2026/1807 dated 27 May 2026, or as amended. The Applicant needs to be aware that the Currency Period of that Decision Notice may determine the validity period of this Decision Notice.
2	Extent of Checking by MEDQ
	This approval shall not be taken to mean that the drawings have been checked in detail and MEDQ accepts no responsibility whatsoever for the survey information, the design, or for the accuracy of any information or detail contained in the approved drawings and specifications.
3	Aboriginal Cultural Heritage Act
	The <i>Aboriginal Cultural Heritage Act 2003</i> commenced in Queensland on April 16, 2004. Under the Act, indigenous parties are key in assessing cultural heritage significance. The <i>Aboriginal Cultural Heritage Act 2003</i> establishes a Duty of Care for indigenous cultural heritage. This applies on all land and water, including freehold land. The Cultural Heritage Duty of Care lies with the person or entity conducting the activity. Penalty provisions apply for failing to fulfil the Cultural Heritage Duty of Care. Those proposing an activity that involves additional surface disturbance beyond that which has already occurred on the proposed site need to be mindful of the Duty of Care

No.	Standard Advice
	requirement. Details of how to fulfil the Duty of Care are outlined in the Duty of Care Guidelines gazetted with the Act. Council strongly advises that you contact the relevant state agency to obtain a copy of the Duty of Care Guidelines and further information on the responsibilities of developer under the terms of the <i>Aboriginal Cultural Heritage Act 2003</i>.
4	Environmental Protection Act
	It remains the duty of care of the site owner not to cause Environmental Harm as defined under the <i>Environmental Protection Act 1994</i>.
5	Approval does not include Building Works
	This approval is limited to civil works only and does not include approval of any building works that may appear on the drawings.
6	Road and Stormwater infrastructure
	In respect to Road and Stormwater infrastructure, the works shall be designed and constructed in accordance with the relevant City of Moreton Bay Council Planning scheme codes and policies. The current relevant planning scheme codes and policies are: 1. Works code; 2. Reconfiguring a lot codes; 3. PSP- Integrated Design; 4. PSP- Operational Works Inspection, Maintenance and Bonding Procedures. All of which may be downloaded free of charge from Council's website at www.moretonbay.qld.gov.au. The PSP- Operational Works Inspection, Maintenance and Bonding Procedures also contains details of other requirements such as: 1. arrangements for works going On or Off Maintenance; 2. inspection and testing; 3. checklists and certification proforma; bonding procedures.
7	Biosecurity Act 2014 - Fire Ant Control
	Significant portions of the Moreton Bay are within Fire Ant Biosecurity Zone 2 and must remain vigilant for the presence of fire ants. Under the Biosecurity Act 2014, individuals and businesses are responsible for ensuring that they follow the movement controls for specific organic materials to help prevent the spread of fire ants within South East Queensland's fire ant biosecurity zones. Movement of a fire ant carrier from within the fire ant biosecurity zone may need a biosecurity instrument permit. More information is available on https://www.fireants.org.au/treat/business-and-industry/movement-controls
8	Acceptance Based on Applicant's Certification

No.	Standard Advice
	Council's acceptance of the above submission is based solely on the applicant's certification that the proposal conforms totally to Council's Planning Scheme, Planning Scheme Policies and standard drawings.

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 ****