

Our ref: DEV-2026-WAR-4894

06/07/2026

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 Drainage, Stormwater Drainage, and Earthworks
Property Location:	67-177 Litherland Road, WAGTAIL GROVE
Property Description:	Lot 4 on RP886161

On the 3 July 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	RP 886161
PDA Development Approval details		
DEV Reference No.	DEV-2026-WAR-4894	
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 Work for Roadworks and Drainage, Stormwater Drainage, and Earthworks	
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	3/07/2026	
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
•	Rivermont Precinct 2 Stage 1 – 17 Lots			
•	General locality plan drawing index and notes	24-271-01 Rev C	KN group	11.05.2026
•	General setout plan	24-271-02 Rev C	KN group	11.05.2026
•	General layout plan	24-271-03 Rev C	KN group	11.05.2026 (amended in red 29/06/2026)
•	Earthworks contour plan	24-271-04 Rev B	KN group	11.05.2026
•	Earthworks spot levels plan sheet 1	24-271-05 Rev C	KN group	11.05.2026 (amended in red 29/06/2026)
•	Earthworks spot levels plan sheet 2	24-271-06 Rev B	KN group	11.05.2026
•	Roadworks long and cross sections new road 14	24-271-07 Rev C	KN group	11.05.2026
•	Roadworks longitudinal section new road 15 & 16	24-271-08 Rev C	KN group	11.05.2026
•	Roadworks cross sections new road 15 and 16	24-271-09 Rev C	KN group	11.05.2026
•	Roadworks long and cross sections new road 17	24-271-10 Rev C	KN group	11.05.2026 (amended in red 29/06/2026)
•	Roadworks long and cross sections new road 18	24-271-11 Rev C	KN group	11.05.2026
•	Roadworks intersection details and line marking plan	24-271-12 Rev B	KN group	11.05.2026
•	Stormwater catchment plan	24-271-13 Rev C	KN group	11.05.2026 (amended in red)
•	Stormwater catchment tables	24-271-14 Rev C	KN group	11.05.2026 (amended in red 29/06/2026)
•	Stormwater long sections sheet 1	24-271-15 Rev C	KN group	08.05.2026 (amended in red 29/06/2026)
•	Stormwater long sections sheet 2	24-271-16 Rev C	KN group	11.05.2026
•	Stormwater manhole details	24-271-17 Rev B	KN group	11.05.2026

	sheet 1			(amended in red 29/06/2026)
•	Stormwater manhole details sheet 2	24-271-18 Rev B	KN group	11.05.2026 (amended in red 29/06/2026)
•	Storm water calculation table sheet 1	24-271-19 Rev B	KN group	11.05.2026
•	Storm water calculation table sheet 1	24-271-20 Rev B	KN group	11.05.2026
•	Preferred benching plan	24-271-25 Rev C	KN group	11.05.2026
•	General locality plan drawing index and notes	24-283-01 Rev B	KN group	29.05.2026
•	Rivermont Precinct 2 Main Street & Rivermont Blvd – EMW Road			
•	General setout plan	24-283-02 Rev B	KN group	29.05.2026
•	General setout plan	24-283-03 Rev B	KN group	29.05.2026
•	General layout plan sheet 1	24-283-04 Rev B	KN group	29.05.2026 (amended in red 29/06/2026)
•	General layout plan sheet 2	24-283-05 Rev B	KN group	29.05.2026
•	General stormwater plan sheet 1	24-283-05A Rev B	KN group	29.05.2026
•	General stormwater plan sheet 2	24-283-05B Rev A	KN group	29.05.2026 (amended in red 29/06/2026)
•	General pavement plan	24-283-06 Rev B	KN group	29.05.2026
•	General pavement plan	24-283-07 Rev A	KN group	29.05.2026 (amended in red)
•	Earthworks contour plan	24-283-08 Rev B	KN group	29.05.2026
•	Earthworks contour plan	24-283-09 Rev B	KN group	29.05.2026
•	Roadworks longitudinal section Rivermont Boulevard P1	24-283-10 Rev B	KN group	29.05.2026 (amended in red 29/06/2026)
•	Roadworks cross sections Rivermont Boulevard P1	24-283-11 Rev B	KN group	29.05.2026
•	Roadworks longitudinal section Main Street	24-283-12 Rev B	KN group	29.05.2026 (amended in red 29/06/2026)
•	Roadworks cross sections Main Street sheet 1	24-283-13 Rev B	KN group	29.05.2026
•	Roadworks cross sections	24-283-14 Rev B	KN group	29.05.2026

	Main Street sheet 2			
•	Roadworks cross sections Main Street sheet 3	24-283-15 Rev B	KN group	29.05.2026
•	Roadworks cross sections Main Street sheet 4	24-283-16 Rev B	KN group	29.05.2026
•	Roadworks long and cross sections Road 17	24-283-17 Rev B	KN group	29.05.2026 (amended in red 29/06/2026)
•	Roadworks longitudinal section Rivermont Boulevard P2	24-283-18 Rev B	KN group	29.05.2026 (amended in red 29/06/2026)
•	Roadworks cross sections Rivermont Boulevard P2	24-283-19 Rev B	KN group	29.05.2026
•	Roadworks longitudinal section Road 20	24-283-20 Rev B	KN group	29.05.2026 (amended in red 29/06/2026)
•	Roadworks cross sections Road 20	24-283-21 Rev B	KN group	29.05.2026
•	Roadworks long and cross sections Road 29	24-283-22 Rev B	KN group	29.05.2026 (amended in red 29/06/2026)
•	Roadworks long and cross sections Road 30	24-283-23 Rev B	KN group	29.05.2026 (amended in red 29/06/2026)
•	Roadworks intersection details sheet 1	24-283-24 Rev B	KN group	29.05.2026
•	Roadworks intersection details sheet 2	24-283-25 Rev B	KN group	29.05.2026
•	Roadworks intersection details sheet 3	24-283-26 Rev B	KN group	29.05.2026
•	Roadworks intersection details sheet 4	24-283-27 Rev B	KN group	29.05.2026
•	Roadworks intersection details sheet 5	24-283-28 Rev B	KN group	29.05.2026
•	Roadworks intersection details sheet 6	24-283-29 Rev B	KN group	29.05.2026
•	Roadworks intersection details sheet 6	24-283-29A Rev B	KN group	29.05.2026
•	Roadworks signs and linemarking Plan sheet 1	24-283-30 Rev B	KN group	29.05.2026 (amended in red 29/06/2026)
•	Roadworks signs and	24-283-31 Rev B	KN group	29.05.2026

	linemarking Plan sheet 2			(amended in red 29/06/2026)
•	Roadworks signs and linemarking Plan sheet 3	24-283-32 Rev B	KN group	29.05.2026 (amended in red 29/06/2026)
•	Roadworks signs and linemarking Plan sheet 4	24-283-33 Rev B	KN group	29.05.2026
•	Stormwater catchment plan sheet 1	24-283-35 Rev B	KN group	29.05.2026
•	Stormwater catchment plan sheet 2	24-283-36 Rev B	KN group	29.05.2026
•	Stormwater catchment tables	24-283-37 Rev B	KN group	29.05.2026
•	Stormwater longitudinal section sheet 1	24-283-38 Rev B	KN group	29.05.2026
•	Stormwater longitudinal section sheet 2	24-283-39 Rev B	KN group	29.05.2026 (amended in red 29/06/2026)
•	Stormwater longitudinal section sheet 3	24-283-40 Rev B	KN group	29.05.2026 (amended in red 29/06/2026)
•	Stormwater longitudinal section sheet 4	24-283-41 Rev B	KN group	29.05.2026 (amended in red 29/06/2026)
•	Stormwater longitudinal section sheet 4	24-283-41A Rev B	KN group	29.05.2026
•	Stormwater longitudinal section sheet 4	24-283-41B Rev B	KN group	29.05.2026
•	Stormwater manhole details sheet 1	24-283-42 Rev B	KN group	29.05.2026
•	Stormwater manhole details sheet 2	24-283-43 Rev B	KN group	29.05.2026 (amended in red 29/06/2026)
•	Stormwater manhole details sheet 3	24-283-43A Rev B	KN group	29.05.2026 (amended in red 29/06/2026)
•	Stormwater calculation table sheet 1	24-283-44 Rev B	KN group	29.05.2026
•	Stormwater calculation table sheet 2	24-283-45 Rev B	KN group	29.05.2026
•	Stormwater calculation table sheet 3	24-283-46 Rev B	KN group	29.05.2026
•	Stormwater calculation table	24-283-47 Rev B	KN group	29.05.2026

sheet 4			
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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 will form part of the approval, unless otherwise amended by conditions of this approval.	At all times.
2	Amendments Required - CPM	
	The following amendments to be resubmitted under the CPM: - Revise Stormwater Longitudinal Section drawings to include the following pipes - Line 51 – from MH02/50 extending toward future gully inlet pit G01-51. Construct gully inlet pit G01-51 as a temporary field inlet. - Revise Stormwater Manhole Detail drawings to include missing structures MH06/25 and MH11/25.	Prior to any works commencing.
3	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.

PDA Development Conditions		
No.	Condition	Timing
	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
4	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.
5	Errors and Omissions	
	Where errors or omissions occur in the design or works do not conform to or meet MEDQ delegate standards then these works shall be rectified to comply with MEDQ standards at no cost to MEDQ. 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 Compliance Assessment. Only the approved plans shall be used for construction. Note: MEDQ delegate 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.
6	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.
7	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> .	Prior to works being accepted On Maintenance.

PDA Development Conditions		
No.	Condition	Timing
	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. Note: The current design standard and relevant planning scheme policy is MBRC Planning Scheme Policy Operational Works inspection, maintenance and bonding procedures.	
8	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.
9	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 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. 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.	At least five (5) days prior to undertaking the works in or affecting existing roads.
10	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:	Prior to distribution of information kit to residents.

PDA Development Conditions		
No.	Condition	Timing
	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 The site working hours authorised for the site works.	
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.
11	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: 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.	For the duration of the development works from commencement to acceptance On Maintenance by MEDQ.
12	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.

PDA Development Conditions		
No.	Condition	Timing
13	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
14	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 ¹ .	Minimum of 10 business days prior to proposed out of hours work commencement date
15	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; 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);	At all times.

¹ The out of hours work request form is available at EDQ's website.

PDA Development Conditions		
No.	Condition	Timing
	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. Carry out all construction work generally in accordance with the CMP submitted under part a) of this condition.	
B	A copy of the CMP submitted under part a) of this condition 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
16	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 <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 commencing work
B	Implement the certified ESCP submitted under part a) of this condition.	During construction
17	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 AS4678 – Earth Retaining Structures and relevant material standards (e.g. AS3600 – Concrete Structures); 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.

PDA Development Conditions		
No.	Condition	Timing
18	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. 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.	At all times during construction.
19	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; 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.	At all times.
20	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.
21	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"	Prior to works being accepted On Maintenance.

PDA Development Conditions		
No.	Condition	Timing
	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.	
22	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 - Street, Roads and Utilities and standard drawings current at the time of construction. Note: - City of Moreton Bay Council requires a primer seal placed under all asphalt surfaces. - 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: - Sub Arterial - 3×10^6 ESA - Main Street - 8×10^5 ESA - Rivermont Boulevard - 8×10^5 ESA - Road 14 – Modified Living Residential - 1.2×10^5 ESA - Road 15 – Modified Living Residential - 1.2×10^5 ESA - Road 16 – Modified Living Residential - 1.2×10^5 ESA - Road 17 – Laneway Residential - 2×10^4 Note: - Additional design ESA for roundabouts - 1×10^4 ESA - Minimum BCC Type 3 AC depth for Local collector and above to be 50mm. - Concrete pavement to have a broomed or hessian drag surface finish.	Prior to subgrade inspections.
C	Undertake pavement jointing in accordance with IPWEA. Standard Drawings RS-170.	Prior to works being accepted On Maintenance
23	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.
24	Street Signs	
	Street signs must be provided in accordance with City of Moreton Bay Council Standard Drawings and IPWEA Standard Drawings.	Prior to works being accepted On Maintenance.

PDA Development Conditions		
No.	Condition	Timing
	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.	
25	Road Furniture (Road 16 - Bollards)	
A	Construct bollards or other safety device/s within the road reserve between Road 16 parallel car parking and 3.0m wide Linear Park pathway generally in accordance with AUSTROADS Guide to Road Design Part 6: Roadside Design, Safety and Barriers. The bollards are to be setback a minimum 0.5 metres from the leading edge of the pathway and invert of kerb.	Prior to works being accepted On Maintenance.
B	Construct a single swing gate in accordance with City of Moreton Bay Council Standard Drawing GS-047 between the bioretention basin access track crossover and 3.0 m Linear Park pathway. Position the gate to avoid obstructing pedestrian and cyclist movement when open, and maintain a minimum 0.5 m setback from the pathway edge.	Prior to works being accepted On Maintenance.
26	Raised Priority Crossing – Signage and Linemarking	
A	Provide signage and line marking in accordance with the Department of Transport and Main Roads Manual of Uniform Traffic Control Devices (MUTCD) and Technical Guideline Raised priority crossings for pedestrian and cycle paths (September 2025) or as amended.	Prior to works being accepted On Maintenance
B	Provide certification from a suitably qualified Registered Professional Engineer Queensland (RPEQ) that all works have been designed and constructed in accordance with this permit condition	Prior to works being accepted On Maintenance.
27	Stormwater Pits - CPM	
A	Submit to EDQ structural engineering plans, certified by a RPEQ, for all stormwater pits with an invert depth greater than 3.0m.	Prior to commencing stormwater works.
B	Construct the project specific stormwater pits 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 works have been designed and constructed in accordance with this permit condition. Certification must be supported by structural design certification and certified As-Constructed drawings prepared by a	Prior to works being accepted On Maintenance.

PDA Development Conditions		
No.	Condition	Timing
	suitably qualified RPEQ.	
28	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 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.	Prior to works being accepted On Maintenance.
29	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.
30	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.
31	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.	At least 7 days prior to the On Maintenance inspection.

PDA Development Conditions		
No.	Condition	Timing
	Where defects have been identified, consultant is to provide method of rectification to MEDQ and City of Moreton Bay Council for approval, prior to carrying out any rectification works.	
B	Undertake and provide, to the satisfaction of the MEDQ, 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 MEDQ and City of Moreton Bay Council for approval, prior to carrying out any rectification works.	Prior to a request for Off Maintenance inspection.
32	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.
33	Provision of Kerb Adapters	
	Provide a minimum of two (2) metal kerb adapters 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 adapters shall be located at the low side of the lot. For lots with a concrete footpath at the frontage, the kerb	Prior to works being accepted On Maintenance.

PDA Development Conditions		
No.	Condition	Timing
	adaptors shall be connected to the front boundary of the lot with Class SN8 uPVC stormwater pipe.	
34	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.
35	Hazard Management	
A	Undertake the hazard identification and treatment process for any additional existing or introduced hazards identified onsite by the Consultant or by Council's delegated officer during the construction process.	Prior to works being accepted On Maintenance.
B	Provide, for review and approval by Council's delegated officer, adequate design documentation for the recommended hazard management treatment in accordance with AS3845:1999 and AUSTRROADS Guide to Road Design Part 6: Roadside Design, Safety and Barriers.	Prior to construction of any hazard management treatment.
C	Construct approved hazard management treatments in accordance with Council's Planning Scheme, Planning Scheme Policies, standard drawings and any other relevant standards current at the time of development.	Prior to works being accepted On Maintenance.

STANDARD ADVICE

No.	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 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; 4. 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
	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 ****