

Our ref: DEV-2026-WAR-4927 (MBC ref: DA/2026/2402)

07/07/2026

Liam West
Design Project Manager
CV Infrastructure Services Pty Ltd
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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):	WARABA
PDA Development Type:	Operational Works for Electrical Reticulation & Street Lighting
Property Location:	Rivermont P2 & P3 – Stage 2
Property Description:	Lot 4 RP886161 & Lot 15 C31239

On 07 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 Mahima Reshamwala on 3214 9549 or by email at mahima.reshamwala@edq.qld.gov.au.

Yours sincerely



Xi Gan
Acting 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	60, 67-177 Litherland Road WAGTAIL GROVE QLD 4513	
Lot on plan description	Lot number	Plan description
	Lot 4	RP 886161
	Lot 15	C 31239
PDA Development Approval details		
DEV Reference No.	DEV-2026-WAR-4927	
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	Operation Works for Electrical Reticulation & Street Lighting	
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	07/07/2026	
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. Note: Approved plans highlighted in Bold are approved subject to RED annotation in the Approved Plans.		

Plan/Document Name		Reference No.	Prepared By	Date
C10937-S1D-1-A				
•	Overall Plan	C10937-S1D-1 S4901064 Rev A Sheet 1 of 21	CV Services Group	28/04/2026
•	Works Plan	C10937-S1D-1 S4901064 Rev A Sheet 2 of 21	CV Services Group	28/04/2026
•	Works Plan	C10937-S1D-1 S4901064 Rev A Sheet 3 of 21	CV Services Group	28/04/2026
•	Works Plan	C10937-S1D-1 S4901064 Rev A Sheet 4 of 21	CV Services Group	28/04/2026
•	Works Plan	C10937-S1D-1 S4901064 Rev A Sheet 5 of 21	CV Services Group	28/04/2026
•	PMT Site Details	C10937-S1D-1 S4901064 Rev A Sheet 6 of 21	CV Services Group	28/04/2026
•	RMU Site Details	C10937-S1D-1 S4901064 Rev A Sheet 7 of 21	CV Services Group	28/04/2026
•	Concrete PIT Details	C10937-S1D-1 S4901064 Rev A Sheet 8 of 21	CV Services Group	28/04/2026
•	Energex Standard Drawings - PITS	C10937-S1D-1 S4901064 Rev A Sheet 9 of 21	CV Services Group	28/04/2026
•	Energex Standard Drawings - PITS	C10937-S1D-1 S4901064 Rev A Sheet 10 of 21	CV Services Group	28/04/2026
•	Equipment Schedule	C10937-S1D-1 S4901064 Rev A Sheet 11 of 21	CV Services Group	28/04/2026
•	Civil Schedule	C10937-S1D-1 S4901064 Rev A Sheet 12 of 21	CV Services Group	28/04/2026
•	Schedules	C10937-S1D-1 S4901064 Rev A Sheet 13 of 21	CV Services Group	28/04/2026
•	Schedules & Materials Lists	C10937-S1D-1 S4901064 Rev A Sheet 14 of 21	CV Services Group	28/04/2026
•	Existing 11kV Schematic	C10937-S1D-1 S4901064 Rev A Sheet 15 of 21	CV Services Group	28/04/2026
•	Proposed 11kV Schematic	C10937-S1D-1 S4901064 Rev A Sheet 16 of 21	CV Services Group	28/04/2026
•	Existing & Proposed LV Schematic	C10937-S1D-1 S4901064 Rev A Sheet 17 of 21	CV Services Group	28/04/2026
•	Proposed SL Schematics	C10937-S1D-1 S4901064 Rev A Sheet 18 of 21	CV Services Group	28/04/2026
•	Streetlighting Layout	C10937-S1D-1 S4901064 Rev A Sheet 19 of 21	CV Services Group	28/04/2026

•	Streetlighting Layout	C10937-S1D-1 S4901064 Rev A Sheet 20 of 21	CV Services Group	28/04/2026
•	Streetlighting Certification	C10937-S1D-1 S4901064 Rev A Sheet 21 of 21	CV Services Group	28/04/2026
C10937-S2D-1-A				
•	Overall Plan	C10937-S2D-1 S4901066 Rev A Sheet 1 of 4	CV Services Group	21/04/2026
•	Works Plan & Schedules	C10937-S2D-1 S4901066 Rev A Sheet 2 of 4	CV Services Group	21/04/2026
•	Ex & Prop LV Schematic & Schedules	C10937-S2D-1 S4901066 Rev A Sheet 3 of 4	CV Services Group	21/04/2026
•	Streetlighting Certification	C10937-S2D-1 S4901066 Rev A Sheet 4 of 4	CV Services Group	21/04/2026
C10937-S3D-1-A				
•	Overall Plan	C10937-S3D-1 S4901067 Rev A Sheet 1 of 13	CV Services Group	28/04/2026
•	Works Plan	C10937-S3D-1 S4901067 Rev A Sheet 2 of 13	CV Services Group	28/04/2026
•	Works Plan	C10937-S3D-1 S4901067 Rev A Sheet 3 of 13	CV Services Group	28/04/2026
•	PMT Site Details	C10937-S3D-1 S4901067 Rev A Sheet 4 of 13	CV Services Group	28/04/2026
•	Equipment Schedule & Material Lists	C10937-S3D-1 S4901067 Rev A Sheet 5 of 13	CV Services Group	28/04/2026
•	Civil Schedules	C10937-S3D-1 S4901067 Rev A Sheet 6 of 13	CV Services Group	28/04/2026
•	UG Cable & Lighting Schedules	C10937-S3D-1 S4901067 Rev A Sheet 7 of 13	CV Services Group	28/04/2026
•	Existing & Proposed 11kV Schematic	C10937-S3D-1 S4901067 Rev A Sheet 8 of 13	CV Services Group	28/04/2026
•	Existing & Proposed LV Schematic	C10937-S3D-1 S4901067 Rev A Sheet 9 of 13	CV Services Group	28/04/2026
•	Existing & Proposed SL Schematics	C10937-S3D-1 S4901067 Rev A Sheet 10 of 13	CV Services Group	28/04/2026
•	Streetlighting Layout	C10937-S3D-1 S4901067 Rev A Sheet 11 of 13	CV Services Group	28/04/2026
•	Streetlighting Layout	C10937-S3D-1 S4901067 Rev A Sheet 12 of 13	CV Services Group	28/04/2026
•	Streetlighting Certification	C10937-S3D-1 S4901067 Rev A Sheet 13 of 13	CV Services Group	28/04/2026

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. These plans and/or documents will form part of the approval, unless otherwise amended by conditions of this approval.	At all times during construction and prior to works being accepted Off Maintenance.
2	Certification of Operational Work	
	Carry out all Operational Work under this approval in accordance with the <i>Certification Procedures Manual (CPM)</i> .	At all times
3	Site Access	
	Permit MEDQ or the 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 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 Assessment. Only the approved plans shall be used for construction. Where an approved plan contains red annotation, construction must be undertaken in accordance with the plan and the annotation. 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 finalisation of works.

PDA Development Conditions		
No.	Condition	Timing
5	Works – Applicant’s Expense	
	All works, services, facilities and/or public utility alterations required by or as a consequence of this approval or stated condition/s, whether carried out by the MEDQ or the City of Moreton Bay Council or otherwise, shall be at the developer’s expense unless otherwise specified or agreed in writing. Replace existing Council infrastructure (including but not limited to street trees and footpaths) to MEDQ or the City of Moreton Bay Council standards.	At all times during construction and prior to finalisation of works.
6	Notification of Finalisation of Works	
	Notify MEDQ and the City of Moreton Bay Council in writing that the development works on site have been finalised.	At the time of completion of construction.
7	As Constructed Drawings	
	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; and 3. Digital ADAC file. Note: The current design standard and relevant planning scheme policy is MBRC Planning Scheme Policy Operational Works inspection, maintenance and bonding procedures.	Prior to requesting an On Maintenance inspection.
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 or the City of Moreton Bay Council. 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 Roads must be undertaken so that these roads are maintained in a safe and useable condition.	At all times.
B	Provide MEDQ and 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	At least five (5) days prior to undertaking the works in or

PDA Development Conditions		
No.	Condition	Timing
	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.	affecting existing roads.
10	Construction Hours Restrictions	
	Ensure hours of construction are limited to 0630 to 1830 Monday to Saturday and not at all on Sundays and public holidays. Note: MEDQ may approve, (in writing), work outside the above hours where it can be demonstrated to the satisfaction of MEDQ that the work will not cause unreasonable interference with the amenity of adjoining premise and any person.	At all times.
11	Construction Site Management	
	Ensure the construction site is kept in a clean and tidy state.	At all times.
12	Electrical Standards	
	Design and install all electrical reticulation and street lighting in accordance the MBRC Planning Scheme, planning scheme policies and standard drawings current at the time of construction.	Prior to civil works being accepted On Maintenance.
13	Electrical Works	
	Energise all completed electrical installation works.	Prior to civil works being accepted On Maintenance.
14	Pole Alignment – on kerbed roads	
	Install poles within the verge on an alignment of 900mm behind the kerb invert.	Prior to civil works being accepted On Maintenance.
15	Pathway Lighting	
	Provide lighting to all pedestrian pathways or bikeways in public open space or in a separate pathway reserve.	Prior to civil works being accepted On Maintenance.
16	Notification to Affected Residential Properties	

PDA Development Conditions		
No.	Condition	Timing
	Provide MEDQ, City of Moreton Bay Council and occupants of all residential properties generally adjoining the site, adjacent to and directly opposite external works, details of the predicted impact of the proposed street lighting on their residence.	Not less than 7 days prior to commencing any construction works.
17	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 that a dilapidation report is prepared prior to commencement of works, to document the condition of relevant existing public infrastructure both before and after works carried out in association with the approved development.	Prior to any works commencing

STANDARD ADVICE

No.	Standard Advice
1	Development Permit
	This approval shall comply with all the conditions of related approval as stipulated in Council's Decision Notice – Development Permit DA/2026/1807 dated 26 May 2026. 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.

No.	Standard Advice
	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	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

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 ****