

Our ref: DEV-2026-WAR-4907

17 July 2026

Mark Shaw
Director
Stockland Development Pty Ltd
L1, 62 Astor Terrace
Spring Hill QLD 4000
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: Development Permit for Sewer Infrastructure
(Package 3)
Property Location: 67-177 Litherland Road WAGTAIL GROVE QLD 4513
Property Description: Lot 15 C31239

On 17 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 +61 7 3214 9549 or by email at mahima.reshamwala@edq.qld.gov.au.

Yours sincerely



Xi Gan
Manager
Development Services
Economic Development Queensland

Cc: City of Moreton Bay Council, UnityWater

PDA Decision Notice

Site information		
Name of Priority Development Area (PDA)	Waraba	
Site address	67-177 Litherland Road WAGTAIL GROVE QLD 4513	
Lot on plan description	Lot number	Plan description
	Lot 15	C31239

PDA Development Approval details	
DEV Reference No.	DEV-2026-WAR-4907
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	Sewer Infrastructure
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	17/07/2026
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 in Bold are approved subject to RED annotation in the Approved Plans.				
Plan/Document Name	Reference No.	Prepared By	Date	
• TRUNK GRAVITY SEWER LOCALITY PLAN, KEY PLAN AND DRAWING INDEX	24-288-201 (Rev C)	KN GROUP	06/05/2026	
• TRUNK GRAVITY SEWER LAYOUT PLAN SHEET 1	24-288-202 (Rev C)	KN GROUP	06/05/2026	
• TRUNK GRAVITY SEWER NOTES SHEET 2	24-288-203 (Rev D)	KN GROUP	06/05/2026	
• TRUNK GRAVITY SEWER NOTES	24-288-204 (Rev C)	KN GROUP	06/05/2026	
• TRUNK GRAVITY SEWER LONGITUDINAL SECTION	24-288-205 (Rev D)	KN GROUP	01/06/2026	

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	Trunk Gravity Sewer	
	The works must be provided generally in accordance with the Approved Plans and Documents. The works must be undertaken in accordance with: The Department of Transport and Main Roads' Non-Transport Utility Management and Design Manual.	At all times
1a	Envelope	
	The proposed trunk gravity sewer must be enveloped for the full extent of the future State controlled road corridor.	At all times.

PDA Development Conditions		
No.	Condition	Timing
1b	Future State Controlled Road Corridor	
	The full extent of the future State-controlled road corridor must be kept free of any new permanent buildings, structures, manholes, maintenance fittings, or other above-ground or below-ground improvements, including road links, non-approved utility services, and stormwater management measures or infrastructure. All infrastructure must be located and designed such that any required inspection, operation, and maintenance can be undertaken from outside the future State-controlled road corridor.	At all times.
2	Connection Approval Conditions	
	This water approval authorises and is limited to connection of network infrastructure and property services infrastructure at Lot 15 C31239 to Unitywater's network infrastructure, subject to the following conditions.	At all times
2a	When approval lapses	
	This water approval lapses if the connection is not completed within 4 years after the date of this water approval.	At all times.
2b	Authority to enter	
	The property owner authorises Unitywater to enter upon the subject land to carry out work associated with the connection, and read, replace and or maintain the water meter(s) and or sewerage connection point, and all associated pipes and fittings.	At all times.
2c	Works by Unitywater only	
	The works necessary for the connection may only be carried out by Unitywater or its authorised representatives. Note: <i>Unitywater will not carry out the connection works unless it is satisfied that all necessary approvals have been obtained.</i>	At all times.
2d	Cost for existing infrastructure alterations or relocations	
	Carry out any change to Unitywater's existing infrastructure authorised by this approval at no cost to Unitywater.	At all times during construction and until works are accepted 'Off-Maintenance'.
2e	Easements	
	Provide easements over water supply mains, sewerage gravity mains and rising mains:	Prior to the connection to Unitywater network.

PDA Development Conditions		
No.	Condition	Timing
	1. In accordance with the South East Queensland Water Supply and Sewerage Design and Construction Code; and 2. With Unitywater's most current registered dealing held by the State Department of Natural Resources, Mines and Energy without alteration or amendment.	
3	Network Works Conditions	
3a (i)	Construct approved Network Works design	
	1. Construct the water supply and sewerage Network Works in accordance with: a) conditions of this water approval; b) the documents and drawings as listed in the Table of Approved Plans and Documents; and c) The water Infrastructure agreement - '<i>Waraba Neighbourhood Development Plan 1 & 2 (Precincts 1 to 6), Rivermont- Sewer and Water</i>' (WIA), executed on 24-12-2025. 2. Generate as-constructed drawings and data which detail the works constructed in accordance with the <i>South East Queensland Water Supply and Sewerage Design and Construction Code – Asset Information Specification</i> and submit these to Unitywater's satisfaction. This condition is imposed under section 99BRDJ of the <i>South-East Queensland Water (Distribution and Retail Restructuring) Act 2009</i>.	1. At all times during construction and until Network Works are accepted 'Off-Maintenance'. 2. Prior to issue of the Certificate of On-Maintenance.
3a (ii)	Correspondence, Notifications, Key Contacts.	
	Ensure all written and email correspondence relating to this approval from the Constructor to Unitywater is issued directly by the Applicant and not delegated to a Third Party, i.e. correspondence must not be delegated to the Principal Contractor or other parties. This includes but is not limited to: 1. Fortnightly Progress Reports to Unitywater, 2. Construction Support requests, 3. Variation requests, and 4. Inspection requests, including On-Maintenance Inspections. During construction all email correspondence must be addressed to the Unitywater Primary and Secondary Key Contacts, with all other Key Contacts copied. During the course of the works, both the Applicant and Unitywater shall notify the other by email of any changes to the Key Contacts nominated below.	Prior to request for a Pre-Start Meeting.

PDA Development Conditions																				
No.	Condition			Timing																
	<table><tr><th colspan="4">Key Contacts (at time of approval, may be subject to change)</th></tr><tr><td></td><th>Applicant / Consulting Engineer</th><th>Unitywater</th><th>Principal Contractor</th></tr><tr><td>Primary</td><td>To be nominated at or before Pre-Start Meeting.</td><td>To be nominated at or before Pre-Start Meeting.</td><td>To be nominated at or before Pre-Start Meeting.</td></tr><tr><td>Secondary</td><td>To be nominated at or before Pre-Start Meeting.</td><td>To be nominated at or before Pre-Start Meeting.</td><td>To be nominated at or before Pre-Start Meeting.</td></tr></table>			Key Contacts (at time of approval, may be subject to change)					Applicant / Consulting Engineer	Unitywater	Principal Contractor	Primary	To be nominated at or before Pre-Start Meeting.	To be nominated at or before Pre-Start Meeting.	To be nominated at or before Pre-Start Meeting.	Secondary	To be nominated at or before Pre-Start Meeting.	To be nominated at or before Pre-Start Meeting.	To be nominated at or before Pre-Start Meeting.	
Key Contacts (at time of approval, may be subject to change)																				
	Applicant / Consulting Engineer	Unitywater	Principal Contractor																	
Primary	To be nominated at or before Pre-Start Meeting.	To be nominated at or before Pre-Start Meeting.	To be nominated at or before Pre-Start Meeting.																	
Secondary	To be nominated at or before Pre-Start Meeting.	To be nominated at or before Pre-Start Meeting.	To be nominated at or before Pre-Start Meeting.																	
3a(iii)	Caboolture West (Waraba) NDP2 Trunk Gravity Sewer Package 3 Delivery Program																			
	Submit to Unitywater and obtain Unitywater acceptance for a Sewer Infrastructure Delivery Program ('Full Works Program') detailing delivery of the full scope of works. Note: <i>The Full Works Program shall include Milestone Events for all required notifications, reporting and inspections</i>			With request for a Pre-Start Meeting.																
3a(iv)	Fortnightly Progress Reporting																			
	Submit Fortnightly Progress Reports by email to the Unitywater Key Contacts (refer condition 2.01B). Notes: <i>Unitywater and the Applicant shall agree on the form and content of the Fortnightly Progress Reports prior to the Pre-Start Meeting. The Applicant shall regularly identify and advise on any task dates or durations that have deviated from the previously submitted Full Works Program.</i>			Initially on the Pre-Start Meeting date and then every 2 weeks until Acceptance On-Maintenance of the full extent of works.																
3b(i)	Pre-Start Meeting																			
	Construction of the sewerage works must not commence until a joint Pre-Start Meeting has occurred, between: 1. the responsible consulting engineer; 2. the principal contractor and the subcontractor(s), if any; 3. a Unitywater representative; and 4. a DTMR representative if required. Note: <i>Construction of the sewerage network works must not</i>			Prior to the commencement of construction.																

PDA Development Conditions		
No.	Condition	Timing
	<i>commence until a joint Pre-Start Meeting has occurred. Unitywater recommends that the design consulting engineer or its appointed representative attends this meeting.</i>	
3b(ii)	Submission of documentation for acceptance by Unitywater as a pre-requisite to Pre-Start Meeting	
	Submit Principal Contractor (Person in Charge of Business Undertaking) documentation and obtain acceptance for all documentation from Unitywater that it is project specific and fit for purpose. 1. Quality Management Plan, 2. Construction Management Plan, 3. Contractor Insurances, 4. Safe Work Method Statements / Job Hazard Analysis, 5. PLSL payment confirmation, 6. Inspection and Test Plans 'ITPs' with nominated responsibilities and Testing/Witness/Hold Points, noting provision and effective management of ITPs by supervising RPEQ is an SEQ Code requirement 7. Pipe layer accreditation with certificate and/or PE welding accreditation with certificate for labourer(s) undertaking works 8. Attestation, signed by a suitably qualified and authorised representative of the holder of this water approval, that all statutory approvals that are required for lawful delivery of the Sewerage Network Infrastructure have been obtained. 9. Copies of all statutory approvals that are required for lawful construction of the sewerage network infrastructure. Geotechnical investigation and test reports with written confirmation from an RPEQ that the trench support design is appropriate, based on the assumed soil type, stiffness, and conditions used in the pipeline structural design, OR where a change to the trench support design is required for any pipe segment, submit RPEQ certified details of the proposed design change to Unitywater.	Prior to requesting a Pre-Start Meeting
3c	Works at Applicant's expense	
	The Applicant is responsible for all costs associated with the works that need to be constructed to comply with conditions unless otherwise stated in the condition.	At all times during construction and until works are accepted 'Off-Maintenance'.
3d	Standards	
	Construct all works in accordance with the approved drawings, the <i>South East Queensland Water Supply and Sewerage</i>	At all times during construction and until

PDA Development Conditions		
No.	Condition	Timing
	<i>Design and Construction Code</i>, Unitywater's Connections Administration Manual, other conditions stated in this Decision Notice for a water approval. Note: <i>Where works shown on the approved drawings have an omission, or are inconsistent with, or in conflict with the South East Queensland Water Supply and Sewerage Design and Construction Code and this approval has not authorised the omission, inconsistency or conflict under a Non-Conformance table as listed in the Table of Approved Plans and Documents, the South East Queensland Water Supply and Sewerage Design and Construction Code shall prevail.</i>	works are accepted 'Off-Maintenance'.
3e	Notification and Verification for Products and Materials received, Optional Inspections by Unitywater	
	Notify the Unitywater Key Contacts of all products and materials (pipes, fittings, appurtenances, equipment) shipments received by the Principal Contractor for permanent installation and provide written verification that the products and materials received are compliant with the version of the SEQ Code Civil IPAM List current at the Pre-Start Meeting date. Note: <i>Unitywater may elect to inspect some, or all, of the products and materials received and the Unitywater Inspector shall first coordinate a site meeting with the Applicant Key Contact, by providing a minimum of 24 hours' written notice.</i>	Within 48 hours of receipt of each shipment of products or materials for permanent installation.
3f(i)	Documentation requirements as a single package prior to On-Maintenance inspection	
	Submit as-constructed drawings and all documentation which detail the works as a single package to Unitywater Development Services in compliance with requirements of the South East Queensland Water Supply and Sewerage Design and Construction Code and the Connections Administration Manual.	Prior to request for On-Maintenance Inspection
3f(ii)	Request and Participate in an On-Maintenance Inspection	
	Submit a request to Unitywater Development Services for, and participate in, an On-Maintenance Inspection for attendance by: 1. the responsible consulting engineer (Applicant Primary Contact); 2. the Principal Contractor (and the Subcontractor(s) if any); and 3. Unitywater representatives (Primary or Secondary Contacts).	After submission of the On- Maintenance Documentation Package and prior to requesting a Certificate of On-maintenance.
3g	Complete preceding, dependent network works	

PDA Development Conditions		
No.	Condition	Timing
	1. Complete all other preceding network works that the works in this stage of development are dependent on to properly function. 2. Demonstrate completion of works in item a) above by providing a On-Maintenance Certificate(s) for the works documented in the following water approval(s) but not limited to: a) <i>Rivermont Trunk Sewer Package 2, DA/2025/6451, Unitywater reference: APP-22551;</i> b) <i>Rivermont Trunk Sewer Package 1, DA/2026/6442, Unitywater reference: APP-22094.</i>	Prior to requesting a Certificate of On-maintenance and prior to connecting to Unitywater's infrastructure.
4	Public Infrastructure (Damage, repairs and relocation)	
	Repair any damage to existing public infrastructure caused by works carried out in association with the approved development. 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 in accordance with statutory requirements and adopted design standards. NOTE: <i>It is recommended applicants record their own dated photographic evidence of the condition of relevant existing public infrastructure both before and after works carried out in association with the approved development.</i>	Prior to survey plan endorsement for the relevant stage.

STANDARD ADVICE

No.	Standard Advice
1	Works in roads
	Where works associated with the Connection Application results in works to be carried out in a publicly controlled place e.g. roads, it is the Applicant's responsibility to gain the necessary approvals from the relevant authority e.g. council, Department of Transport and Main Roads. It is the Applicant's responsibility to ensure that it has all necessary consents and approvals to carry out any works in a publicly controlled place prior to starting any such works. The approval for works in roads must be attached to the Request for Pre-start Meeting form.
2	The Aboriginal Cultural Heritage Act 2003
	The Aboriginal Cultural Heritage Act 2003 commenced in Queensland on April 16, 2004 and 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. Unitywater strongly advises the Applicant to contact the Cultural Heritage Co-ordination Unit on 07 3247 6212 to discuss any obligations under the Aboriginal Cultural Heritage Act 2003.
3	Level of service
	The Water and Sewerage Services Code for Small Customers in South East Queensland and the Unitywater's Customer Service Standard specify the level of service for Unitywater's water and sewerage services.
4	Other services
	It is the Applicant's responsibility to acquire the necessary approvals from the relevant authority or service provider to alter or relocate their service.
5	Other approval requirements and compliance with all laws
	This approval only authorises the connection to Unitywater's infrastructure. This approval does not remove the need for other approvals in order to carry out the necessary work for development. For example, the Applicant should consider the need to comply with relevant standards and obtain approvals for impacts arising from sediment and erosion control, flora and fauna and traffic/roads, including traffic management etc. The Applicant is responsible for obtaining all necessary approvals for its development and complying with all laws including all environmental laws.
6	Damage to existing services and assets
	At all times during construction, notify Unitywater immediately of any damage caused to existing water supply and sewerage services and assets above or below the ground. Proposed repairs must be referred to Unitywater for approval as soon as reasonably possible. Any repair work which proposes to alter or affect the alignment or level of existing water supply and/or sewerage services and assets must first be referred to Unitywater for approval.
7	No works authorised
	The applicant is not to carry out property infrastructure works, or network works that are not approved by Unitywater, until after the necessary phase of water approval is granted.
8	Design and construction
	Prior to network works approval, any water supply and sewerage works must be designed in accordance with the South East Queensland Water Supply and Sewerage Design and Construction Code, Unitywater's Connections Administration Manual, or Unitywater's Accreditation and Certification Manual, and any other matter Unitywater considers to be relevant to the connection or establishment of its water services or sewerage services.

9	Work health and safety compliance
	At all times during construction and until works are accepted 'Off-Maintenance', the Applicant must comply with the Work Health and Safety Act and Regulations. Note: Should the Applicant fail to appoint a Principal Contractor within the meaning of that Act within the time required, the Applicant shall be the Principal Contractor under that Act and shall perform all duties of the Principal Contractor including but not limited to: a) Giving notice to the Director of Accident Prevention prior to commencing notifiable work; and b) Payment of the relevant fees under the Act.
10	Third party property
	If any infrastructure authorised by this approval is to be constructed on property that is not owned or controlled by the Applicant, it is the Applicant's or developer's responsibility to gain the necessary consents to install that infrastructure.
11	Errors and omissions
	This approval shall not be taken to mean that the drawings have been checked in detail, Unitywater accepts no responsibility whatsoever for the survey information, the design, or for the accuracy of any information or detail contained in the drawings and specifications. Where errors or omissions occur in the design drawings or specifications, or where works do not conform to or meet Unitywater standards, the Applicant shall be responsible for arranging rectification to comply with those standards at no cost to Unitywater. Where approved 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, approved and constructed to Unitywater standards, as required by Unitywater. Unitywater reserves the right to request amendment of the approved drawings or request further information should this become necessary. Only the approved drawings shall be used for construction.
12	Connection to Unitywater water supply network
	All works associated with live water mains must be carried out by Unitywater at the developer's expense. Connections to the existing Unitywater water supply network must only be carried out by Unitywater Private Works section by application. Connections will only be completed after the new water supply infrastructure has been accepted 'On-Maintenance'. Works on or in close proximity to existing Unitywater infrastructure require consultation with Unitywater Private Works prior to commencement of construction. Private Works shall be contacted (allow a minimum of five working days for processing) prior to commencing work. The requirement for a Network Intervention application will require additional processing time.

13	Private Works
	The Applicant is advised that all connection work by Unitywater Private Works are quoted on application. Note: The Applicant must ensure works can commence within thirty (30) days once the quote has been paid. Unitywater reserves the right to requote when a period greater than thirty (30) days from time for payment has elapsed.
14	Damage to existing services and assets
	At all times during construction, notify Unitywater immediately of any damage caused to existing water supply and sewerage services and assets above or below the ground. Proposed repairs must be referred to Unitywater for approval as soon as reasonably possible. Any repair work which proposes to alter or affect the alignment or level of existing water supply and/or sewerage services and assets must first be referred to Unitywater for approval.
15	Work health and safety compliance
	At all times during construction and until works are accepted 'Off-Maintenance', the Applicant must comply with the Work Health and Safety Act and Regulations. Note: <i>Should the Applicant fail to appoint a Principal Contractor within the meaning of that Act within the time required, the Applicant shall be the Principal Contractor under that Act and shall perform all duties of the Principal Contractor including but not limited to:</i> a) <i>Giving notice to the Director of Accident Prevention prior to commencing notifiable work; and</i> b) <i>Payment of the relevant fees under the Act.</i>

**** End of Package ****