

Our ref: DEV-2026-WAR-4890

16 July 2026

Mark Shaw
Director
Stockland Development Pty Ltd
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 & Water
Infrastructure (Rivermont P3 - Stage 3)**

Property Location: 67-177 Litherland Road, WAGTAIL GROVE QLD 4513

Property Description: Lot 15 C31239, Lot 4 RP886161

On 16 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 07 3214 9549 or by email at mahima.reshamwala@edq.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
	Lot 4	RP886161
PDA Development Approval details		
DEV Reference No.	DEV-2026-WAR-4890 (MBC ref. DA/2026/0479)	
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 & Water Infrastructure (Rivermont P3 - Stage 3)	
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	16/07/2026	
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
•	General Locality Plan, Drawing Index and Notes	24-273-51 Rev. B	KN Group	27.03.2026
•	Sewer Reticulation Layout Plan Sheet 1	24-273-52 Rev. D	KN Group	05.05.2026
•	Sewer Reticulation Notes Sheet 1	24-273-53 Rev. A	KN Group	12.01.2026
•	Sewer Reticulation Notes Sheet 2	24-273-54 Rev. C	KN Group	05.05.2026
•	Sewer Reticulation Typical Area A Cross Road Property Connection	24-273-55 Rev. A	KN Group	12.01.2026
•	Sewer Reticulation Typical Type B Cross Road Property Connection	24-273-56 Rev. A	KN Group	12.01.2026
•	Sewer Reticulation Typical Type C Cross Road Property Connection	24-273-57 Rev. A	KN Group	12.01.2026
•	Sewer Reticulation Non-Conformance Table	24-273-58 Rev. A	KN Group	12.01.2026
•	Sewer Reticulation Non-Conformance Table	24-273-59 Rev. C	KN Group	05.05.2026
•	Sewer Reticulation Longitudinal Sections Sheet 1	24-273-60 Rev. C	KN Group	05.05.2026
•	Sewer Reticulation Longitudinal Sections Sheet 2	24-273-61 Rev. C	KN Group	05.05.2026
•	Sewer Reticulation Longitudinal Sections Sheet 3	24-273-62 Rev. C	KN Group	05.05.2026
•	Water Reticulation Layout Plan	24-273-63 Rev. D	KN Group	05.05.2026
•	Water Reticulation Locality Plan	24-273-64 Rev. A	KN Group	12.01.2026
•	Water Reticulation Live Connection Detail and Notes	24-273-65 Rev. B	KN Group	27.03.2026

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	Connection Approval Conditions	
	This water approval authorises and is limited to connection of network infrastructure and property services infrastructure at Lot 15 C31239 and Lot 4 RP886161 to Unitywater's network infrastructure, subject to the following conditions.	At all times.
1a	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.
1b	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.
1c	Works by Unitywater only	
	The works necessary for the connection may only be carried out by Unitywater or its authorised representatives, at the developer's expense. Note: Unitywater will not carry out the connection works unless it is satisfied that all necessary approvals have been obtained.	At all times.
1d	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'.
1e	Easement	
	Provide easements over water supply mains, sewerage gravity mains and rising mains: (a) in accordance with the South East Queensland Water Supply and Sewerage Design and Construction Code; and (b) with Unitywater's most current registered dealing held by the State Department of Natural Resources, Mines and Energy without alteration or amendment. This condition is imposed under section 99BRDJ of the South-East Queensland Water (Distribution and Retail Restructuring) Act 2009.	Prior to the connection to Unitywater network

PDA DEVELOPMENT CONDITIONS		
2	Network Works Conditions	
2a	Construct approved Network Works design	
	Construct the water supply and sewerage Network Works in accordance with: conditions of this water approval; the documents and drawings as listed in the Table of Approved Plans and Documents; and 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. Generate as-constructed drawings and data which detail the works constructed in accordance with the South East Queensland Water Supply and Sewerage Design and Construction Code – Asset Information Specification 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>.	At all times during construction and until Network Works are accepted 'Off-Maintenance'. Prior to requesting the Certificate of Completion from Unitywater or lodgement of a request for registration of a Plan of Subdivision.
2b	Pre-Start Meeting	
	Construction of the water supply and sewerage works must not commence until a joint Pre-Start Meeting has occurred, between: (a) the responsible consulting engineer; (b) the principal contractor and the subcontractor(s), if any; (c) a Major Connections Certifier; and (d) a Construction Certifier.	Prior to the commencement of construction.
2c	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'.
2d	Standards	
	Construct all works in accordance with the approved drawings, the <i>South East Queensland Water Supply and Sewerage Design and Construction Code</i>, Unitywater's Connections Administration Manual, other conditions stated in this Decision Notice for a water approval. Note: Where works shown on the approved drawings have an omission, or are inconsistent with, or in conflict with the <i>South East Queensland Water Supply and Sewerage Design and Construction Code</i> and this approval has not authorised the	At all times during construction and until works are accepted 'Off-Maintenance'.

PDA DEVELOPMENT CONDITIONS		
	omission, inconsistency or conflict under a Non-Conformance table included in the approved drawings, the <i>South East Queensland Water Supply and Sewerage Design and Construction Code</i> shall prevail.	
2e	Provide structural certification for construction of sewerage bridging	
	Provide Unitywater with RPEQ structural certification for the structural bridging as designed for building or structures over the proposed or existing sewerage mains that certifies the structural bridging has been achieved consistent with the detail shown on the Table of Approved Plans and Documents.	Prior to request for On-Maintenance inspection.
2f	Provide structural certification for retaining walls	
	Where retaining walls are proposed to be constructed over or adjacent to proposed or existing sewerage mains, provide Unitywater with a RPEQ structural certification that addresses the following points: (a) Walls have been constructed in accordance with approved retaining wall and relevant sewerage design drawing(s) included in the Approved Drawings; (b) Wall(s) must be self-supporting in event of sewerage pipe excavation; (c) A minimum distance of 300mm between the outside of the sewerage pipe or sewerage maintenance hole and the retaining wall has been achieved; (d) No loads from retaining wall impact on the sewerage pipe trench; (e) The base of retaining wall footings are located below zone of influence of the sewerage pipe; and (f) A minimum distance of 600mm between the outside of bored holes and the outside of any sewerage pipe has been achieved.	Prior to request for On-Maintenance inspection.
2g	Documentation requirements as a single package prior to On-Maintenance inspection	
	Submit documentation as a single package in compliance with requirements of the <i>South East Queensland Water Supply and Sewerage Design and Construction Code</i> , Connections Administration Manual and the Accreditation and Certification Manual.	Within 5 business days from the notification date for On-Maintenance inspection.
2h	Complete preceding, dependent network works	
	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):	Prior to request for On-Maintenance inspection.

PDA DEVELOPMENT CONDITIONS		
	a) <i>Rivermont Trunk Water Package 2, DA/2026/1206, Unitywater reference: APP-24846</i> b) <i>Rivermont Trunk Sewer Package 2, DA/2026/ 6451, Unitywater reference: APP- 22551</i>	
3	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. <i>NOTE: It is recommended applicants record their own dated photographic evidence of the condition of relevant existing public infrastructure both before and after works carried out in association with the approved development.</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 <i>Aboriginal Cultural Heritage Act 2003</i> 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 <i>Aboriginal Cultural Heritage Act 2003</i>.
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.

No.	Standard Advice
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 <i>South East Queensland Water Supply and Sewerage Design and Construction Code</i>, 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 <i>Work Health and Safety Act</i> and Regulations. Note: Should the Applicant fail to appoint a Principal Contractor within the meaning of that <i>Act</i> within the time required, the Applicant shall be the Principal Contractor under that <i>Act</i> 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 <i>Act</i>.
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	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

No.	Standard Advice
	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.
12	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.
13	Existing water meter(s)
	The Applicant is advised that if the existing water meter currently serving the property will no longer be required, an application (Standard Connection Request) must be made to Unitywater to disconnect the meter. A fee is applicable for the disconnection of services. Refer to Unitywater Fees and Charges schedule at: Pricing, fees and charges.
14	Private Works
	The Applicant is advised that all connection works 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.

**** End of Package ****