

Our ref: DEV-2026-WAR-4990

22/07/2026

Ben Schnitzerling
c/o Red Fox Advisory Pty Ltd
Stockland Development Pty Ltd
GPO Box 1240
Brisbane QLD 4001
bens@redfoxadvisory.com

Dear Applicant

Changed PDA Decision Notice

Notices given for the purposes of section 99 of the Economic Development Act 2012

Priority Development Area (PDA):	Waraba
PDA Development Approval:	Development Permit for Operational Works for Bridge, Earthworks, Roadworks and Stormwater (Caboolture River Bridge)
Property Location:	60 Litherland Road WAGTAIL GROVE
Property Description:	Lot 4 RP886161, Lot 1004 SP352813

On 22 July 2026, Economic Development Queensland (EDQ) decided to approve the Amendment Application for the above PDA Development Approval subject to PDA Development Conditions in accordance with the attached Changed Decision Notice.

The Changed 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 Xi Gan on 07 3214 9585 or by email at xi.gan@edq.qld.gov.au.

Yours sincerely



Scott Turner
Project Director Partner Growth (Acting)
Development Services
Economic Development Queensland

Cc: Moreton Bay City Council

Changed Decision Notice

Site information		
Name of priority development area (PDA)	Waraba	
Site address	60 Litherland Road WAGTAIL GROVE QLD 4513	
Lot on plan description	Lot number	Plan description
	Lot 4	RP 886161
	Lot 1004	SP352813
PDA Development Approval details		
DEV Reference No.	DEV-2026-WAR-4990	
Original Approval details	PDA Development Approval for Development Permit for Operational Works for Bridge, Earthworks, Roadworks and Stormwater	
Change to Approval Decision	EDQ has decided to grant all of the changes to the PDA Development Approval applied for, subject to PDA Development Conditions forming part of this Changed Decision Notice.	
Original decision date	21 November 2025	
Change to Approval decision date	22 July 2026	
Currency Period	2 years from the Original 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
Approved Plans and Documents				
1.	Waraba – Caboolture River – Issued for Tender Report	01099-RFA-01-CI-RPT-001 Rev.1	Red Fox Advisory Pty Ltd	9/05/2025
2.	Drawing Index and Locality Plan	01099-RFA-BR01-DRG-01000 Series No. DI-01 of 1 Rev. B	Red Fox Advisory Pty Ltd	2/04/2026
3.	General Notes and Sheet 1	01099-RFA-BR01-DRG-03000 Series No. NL-02 of 2 Rev. A	Red Fox Advisory Pty Ltd	1/09/2025
4.	General Notes and Sheet 2	01099-RFA-BR01-DRG-03001 Series No. NL-02 of 2 Rev. B	Red Fox Advisory Pty Ltd	27/02/2026

5.	General Arrangement Sheet 1	01099-RFA-BR01-DRG-04000 Series No. GA-05 of 1 Rev. C	Red Fox Advisory Pty Ltd	12/06/2026
6.	General Arrangement Sheet 2	01099-RFA-BR01-DRG-04001 Series No. GA-05 of 2 Rev. B	Red Fox Advisory Pty Ltd	2/04/2026
7.	General Arrangement Sheet 3	01099- RFA-BR01-DRG-04002 Series No. GA-05 of 3 Rev. A	Red Fox Advisory Pty Ltd	1/09/2025
8.	General Arrangement Sheet 4	01099-RFA-BR01-DRG-04003 Series No. GA-05 of 4 Rev. A	Red Fox Advisory Pty Ltd	1/09/2025
9.	General Arrangement Sheet 5	01099-RFA-BR01-DRG-04004 Series No. GA-05 of 5 Rev. A	Red Fox Advisory Pty Ltd	1/09/2025
10.	Pile Layout	01099-RFA-BR01-DRG-05000 Series No. GE-01 of 4 Rev. A	Red Fox Advisory Pty Ltd	1/09/2025
11.	Piles Notes	01099-RFA-BR01-DRG-05010 Series No. GE-02 of 4 Rev. A	Red Fox Advisory Pty Ltd	1/09/2025
12.	Pile Details Sheet 1	01099-RFA-BR01-DRG-05020 Series No. GE-03 of 4 Rev. A	Red Fox Advisory Pty Ltd	1/09/2025
13.	Pile Details Sheet 2	01099-RFA-BR01-DRG-05020 Series No. GE-04 of 4 Rev. A	Red Fox Advisory Pty Ltd	1/09/2025
14.	Abutment Concrete Details Sheet 1	01099-RFA-BR01-DRG-06000 Series No. AB-01 of 8 Rev. A	Red Fox Advisory Pty Ltd	1/09/2025
15.	Abutment Concrete Details Sheet 2	01099-RFA-BR01-DRG-06001 Series No. AB-02 of 8 Rev. A	Red Fox Advisory Pty Ltd	1/09/2025
16.	Abutment Concrete Details Sheet 3	01099-RFA-BR01-DRG-06002 Series No. AB-03 of 8 Rev. B	Red Fox Advisory Pty Ltd	27/02/2026
17.	Abutment Concrete Details Sheet 4	01099-RFA-BR01-DRG-06003 Series No. AB-04 of 8 Rev. A	Red Fox Advisory Pty Ltd	1/09/2025
18.	Abutment Reinforcement Details Sheet 1	01099-RFA-BR01-DRG-06010 Series No. AB-05 of 8 Rev. A	Red Fox Advisory Pty Ltd	1/09/2025
19.	Abutment Reinforcement Details Sheet 2	01099-RFA-BR01-DRG-06011 Series No. AB-06	Red Fox Advisory Pty Ltd	1/09/2025

		of 8 Rev. A		
20.	Abutment Reinforcement Details Sheet 3	01099-RFA-BR01-DRG-06012 Series No. AB-07 of 8 Rev. A	Red Fox Advisory Pty Ltd	1/09/2025
21.	Abutment Reinforcement Details Sheet 4	01099-RFA-BR01-DRG-006013 Series No. AB-08 of 8 Rev. A	Red Fox Advisory Pty Ltd	1/09/2025
22.	Pier Concrete Details Sheet 1	01099-RFA-BR01-DRG-07000 Series No. PR-01 of 4 Rev. B	Red Fox Advisory Pty Ltd	30/02/2026
23.	Pier Concrete Details Sheet 2	01099-RFA-BR01-DRG-07001 Series No. PR-02 of 4 Rev. A	Red Fox Advisory Pty Ltd	1/09/2025
24.	Pier Reinforcement Details Sheet 1	01099-RFA-BR01-DRG-07010 Series No. PR-03 of 4 Rev. A	Red Fox Advisory Pty Ltd	1/09/2025
25.	Pier Reinforcement Details Sheet 2	01099-RFA-BR01-DRG-07011 Series No. PR-04 of 4 Rev. A	Red Fox Advisory Pty Ltd	1/09/2025
26.	Super-T Guiders Bearings Layout	01099-RFA-BR01-DRG-08000 Series No. GI-01 of 12 Rev. A	Red Fox Advisory Pty Ltd	1/09/2025
27.	Super-T Guiders Girder Layout	01099-RFA-BR01-DRG-08010 Series No. GI-02 of 12 Rev. A	Red Fox Advisory Pty Ltd	1/09/2025
28.	Super-T Girder Notes	01099-RFA-BR01-DRG-08020 Series No. GI-03 of 12 Rev. A	Red Fox Advisory Pty Ltd	1/09/2025
29.	Super-T Girders Concrete Details Sheet 1	01099-RFA-BR01-DRG-08030 Series No. GI-04 of 12 Rev. A	Red Fox Advisory Pty Ltd	1/09/2025
30.	Super-T Girders Concrete Details Sheet 2	01099-RFA-BR01-DRG-08031 Series No. GI-05 of 12 Rev. A	Red Fox Advisory Pty Ltd	1/09/2025
31.	Super-T Girders Concrete Details Sheet 3	01099-RFA-BR01-DRG-08032 Series No. GI-06 of 12 Rev. A	Red Fox Advisory Pty Ltd	1/09/2025
32.	Super-T Girders Concrete Details Sheet 4	01099-RFA-BR01-DRG-08033 Series No. GI-07 of 12 Rev. A	Red Fox Advisory Pty Ltd	1/09/2025
33.	Super-T Girders Concrete Details Sheet 5	01099-RFA-BR01-DRG-08034 Series No. GI-08 of 12 Rev. A	Red Fox Advisory Pty Ltd	1/09/2025

34.	Super-T Girders Reinforcement Details Sheet 1	01099-RFA-BR01-DRG- 08040 Series No. GI-09 of 12 Rev. A	Red Fox Advisory Pty Ltd	1/09/2025
35.	Super-T Girders Reinforcement Details Sheet 2	01099-RFA-BR01-DRG- 08041 Series No. GI-10 of 12 Rev. A	Red Fox Advisory Pty Ltd	1/09/2025
36.	Super-T Girders Reinforcement Details Sheet 3	01099-RFA-BR01-DRG- 08042 Series No. GI-11 of 12 Rev. A	Red Fox Advisory Pty Ltd	1/09/2025
37.	Super-T Girders Reinforcement Details Sheet 4	01099-RFA-BR01-DRG- 08043 Series No. GI-12 of 12 Rev. A	Red Fox Advisory Pty Ltd	1/09/2025
38.	Deck Concrete Details Sheet 1	01099-RFA-BR01-DRG- 09000 Series No. DK-01 of 11 Rev. C	Red Fox Advisory Pty Ltd	2/04/2026
39.	Deck Concrete Details Sheet 2	01099-RFA-BR01-DRG- 09001 Series No. DK-02 of 11 Rev. C	Red Fox Advisory Pty Ltd	27/02/2026
40.	Deck Concrete Details Sheet 3	01099-RFA-BR01-DRG- 09002 Series No. DK-03 of 11 Rev. C	Red Fox Advisory Pty Ltd	2/04/2026
41.	Deck Concrete Details Sheet 4	01099-RFA-BR01-DRG- 09003 Series No. DK-04 of 11 Rev. B	Red Fox Advisory Pty Ltd	2/04/2026
42.	Deck Concrete Details Sheet 5	01099-RFA-BR01-DRG- 09004 Series No. DK-05 of 11 Rev. A	Red Fox Advisory Pty Ltd	1/09/2025
43.	Deck Concrete Details Sheet 6	01099-RFA-BR01-DRG- 09005 Series No. DK-06 of 11 Rev. B	Red Fox Advisory Pty Ltd	27/02/2026
44.	Deck Reinforcement Details Sheet 1	01099-RFA-BR01-DRG- 09010 Series No. DK-07 of 11 Rev. B	Red Fox Advisory Pty Ltd	27/02/2026
45.	Deck Reinforcement Details Sheet 2	01099-RFA-BR01-DRG- 09011 Series No. DK-08 of 11 Rev. B	Red Fox Advisory Pty Ltd	27/02/2026
46.	Deck Reinforcement Details Sheet 3	01099-RFA-BR01-DRG- 09012 Series No. DK-09 of 11 Rev. A	Red Fox Advisory Pty Ltd	1/09/2025
47.	Deck Reinforcement Details Sheet 4	01099-RFA-BR01-DRG- 09013 Series No. DK-10 of 11 Rev. A	Red Fox Advisory Pty Ltd	1/09/2025
48.	Deck Reinforcement Details Sheet 5	01099-RFA-BR01-DRG- 09014 Series No. DK-11	Red Fox Advisory Pty Ltd	1/09/2025

		of 11 Rev. A		
49.	Traffic Rail Details Sheet 1	01099-RFA-BR01-DRG-10000 Series No. TR-01 of 2 Rev. D	Red Fox Advisory Pty Ltd	18/03/2026
50.	Traffic Rail Details Sheet 2	01099-RFA-BR01-DRG-10010 Series No. TR-02 of 2 Rev. A	Red Fox Advisory Pty Ltd	1/09/2025
51.	Balustrade Details - External	01099-RFA-BR01-DRG-11000 Series No. BA-01 of 1 Rev. C	Red Fox Advisory Pty Ltd	27/02/2026
52.	Relieving Slab Concrete Details Sheet 1	01099-RFA-BR01-DRG-12000 Series No. RS-01 of 3 Rev. A	Red Fox Advisory Pty Ltd	1/09/2025
53.	Relieving Slab Concrete Details Sheet 2	01099-RFA-BR01-DRG-12000 Series No. RS-02 of 3 Rev. B	Red Fox Advisory Pty Ltd	2/04/2026
54.	Relieving Slab Reinforcement Details	01099-RFA-BR01-DRG-12000 Series No. RS-02 of 3 Rev. A	Red Fox Advisory Pty Ltd	1/09/2025
55.	Inspection and Maintenance Details	01099-RFA-BR01-DRG-13000 Series No. MD-01 of 1 Rev. A	Red Fox Advisory Pty Ltd	1/09/2025
56.	Bridge Drainage Details	01099-RFA-BR01-DRG-14000 Series No. BD-01 of 3 Rev. A	Red Fox Advisory Pty Ltd	1/09/2025
57.	EJ Drainage Through Details	01099-RFA-BR01-DRG-14000 Series No. BD-02 of 3 Rev. B	Red Fox Advisory Pty Ltd	2/04/2026
58.	Bridge Drainage Details	01099-RFA-BR01-DRG-14000 Series No. BD-03 of 3 Rev. C	Red Fox Advisory Pty Ltd	20/04/2026
59.	Bridge Embellishments Sheet 1 of 3	01099-RFA-BR01-DRG-15000 Series No. MS-01 Rev. A	Red Fox Advisory Pty Ltd	12/06/2026
60.	Bridge Embellishments Sheet 2 of 3	01099-RFA-BR01-DRG-15001 Series No. MS-02 Rev. A	Red Fox Advisory Pty Ltd	12/06/2026
61.	Bridge Embellishments Sheet 3 of 3	01099-RFA-BR01-DRG-15000 Series No. MS-03 Rev. A	Red Fox Advisory Pty Ltd	12/05/2026
Approved Plans and Documents - Unitywater				
1.	BR01-Caboolture River Bridge Cover Sheet Trunk	CAB_TWM_DD_0_8101 Rev. 1	Engrade Civil Engineering	08/08/2025

	Water Main		Consulting	
2.	BR01-Caboolture River Bridge Notes Trunk Water Main	CAB_TWM_DD_0_8102 Rev. 1	Engrade Civil Engineering Consulting	08/08/2025
3.	BR01-Caboolture River Bridge Site Plan and Longitudinal Section Trunk Water Main	CAB_TWM_DD_0_8103 Rev. 1	Engrade Civil Engineering Consulting	08/08/2025
4.	BR01-Caboolture River Bridge Detail Sheet 2 Trunk Water Main	CAB_TWM_DD_0_8105 Rev. 1	Engrade Civil Engineering Consulting	08/08/2025

Compliance assessment

Where a condition of this approval requires Compliance Assessment, Compliance Assessment is required in accordance with the following:

- a) The Applicant must:
 - i) pay to EDQ at the time of submission the relevant fee for Compliance Assessment, including any third party peer review costs which will be charged on a 100% cost recovery basis. The Compliance Assessment fees are set out in EDQ Development Services Fees and Charges Schedule¹ (as amended from time to time).
 - ii) submit to EDQ a duly completed Compliance Assessment form².
 - iii) submit to EDQ the documentation as required under the relevant condition.
- b) Where EDQ is satisfied the documentation submitted for Compliance Assessment complies with the requirements of the relevant condition (or element of the condition), EDQ will endorse the documentation and advise by written notice.
- c) Compliance Assessment and endorsement can be repeated where a different design or solution, to that already endorsed, is sought.
- d) The process and timeframes that apply to Compliance Assessment are as follows:
 - i) the Applicant submits items required under a) above to EDQ for Compliance Assessment.
 - ii) **within 20 business days** – EDQ assesses the documentation and:
 1. if satisfied, endorses the documentation; or
 2. if not satisfied, notifies the Applicant accordingly.

¹ The EDQ Development Assessment Fees and Charges Schedule is available at EDQ's website.

² The Compliance Assessment form is available at EDQ's website. It sets out how to submit documentation for Compliance Assessment and how to pay Compliance Assessment fees.

- iii) if the Applicant is notified under ii) above, revised documentation must be submitted **within 20 business days** from the date of notification.
- iv) **within 20 business days** – EDQ assesses the revised documentation and:
 - 1. if satisfied, endorses the revised documentation; or
 - 2. if not satisfied, notifies the Applicant accordingly.
- v) where MEDQ notifies the Applicant as stated under iv) above, repeat steps iii) and iv) above. If either party is not satisfied by the outcome of this process, that party can elect to enter into a mediation process with an independent mediator agreed to by both parties.

Despite note v) above, the condition (or element of the condition) is determined to have been met only when EDQ endorses relevant documentation.

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	QLeave	
	Provide evidence that the Portable Long Service Leave Levy has been paid.	Prior to a prestart meeting being held.
2	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.
3	Steelworks Certification	
	Provide documentation certifying that the steelworks meet the required 50-year design life performance level.	Prior to the installation of the first Super-T girder.
4	Draft Operation and Maintenance Manual	

PDA Development Conditions		
No.	Condition	Timing
	The Contractor shall submit the Draft Operation and Maintenance (O&M) Manual for all road infrastructure elements, including but not limited to safety barriers, lighting, drainage systems, and pavement treatments.	Prior to the installation of the first Super-T girder.
5	Cover Plate to Headstocks	
	Provide a suitably designed and sealed cover plate to prevent water ingress over the headstock. The cover plate shall be corrosion-resistant and securely fixed to withstand environmental exposure and operational loads	Prior to works being accepted On Maintenance.
6	MEDQ Site Access	
	Permit the MEDQ Delegate, 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.
7	Road Classifications for Pavement Design	
	Design pavement in accordance with the following road classifications: 1. Bridge approaches from existing pavements - 8.0 x 10 ⁵ ESA 2. Deck Wearing Surface – minimum of 60mm made of 50mm (BBC Type 3) or equivalent over 10mm waterproof membrane.	Prior to inspections.
8	Management Plans	
	Undertake all works in accordance with the approved “Waraba – Caboolture River Bridge. IFC” Report.	At all times.
9	Errors and Omissions	
	Where errors or omissions occur in the design or works do not conform to or meet Council standards then these works shall be rectified to comply with Council standards at no cost to Council. Where drawings contain insufficient detail or do not contain details of works that are either necessary or associated with the development then these works shall be designed and constructed to Council standards. Only the approved plans shall be used for construction. Note: Council 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.
10	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 Council or otherwise, shall be at the developer’s expense unless otherwise specified or	At all times during construction and prior to works being accepted Off

PDA Development Conditions		
No.	Condition	Timing
	agreed in writing. Replace existing Council infrastructure (including but not limited to street trees and footpaths) to Council's standards.	Maintenance.
11	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's 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.
12	Notification of Finalisation of Works	
	Notify Council in writing that the development works on site have been finalised.	At the time of completion of construction.
13	As Constructed Drawings – Works to Existing Roads	
A	Provide to Council for review and approval, a preliminary set of the surveyor and engineering As Constructed drawings, digital ADAC file and Digital Terrain Model for the approved works. 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.
B	Submit 'As Constructed' drawings, digital ADAC file and Digital Terrain Model in accordance with Council's Planning Scheme, relevant Planning Scheme Policies and design standards current at the time of development.	Prior to works being accepted On Maintenance.
14	As Constructed Drawings - Certification of Bridge Works	
A	Provide to Council for review and approval, a preliminary set of the surveyor and engineering As Constructed drawings, digital ADAC file and Digital Terrain Model for the approved works, including: 1. RPEQ Certification for the construction works stating that the works have been constructed in accordance with the approved design documents and plans. 2. Quality document pack including the following: a. Inspection reports and completed Inspection and Testing Plan (ITP) documents;	Prior to requesting an On Maintenance inspection.

PDA Development Conditions		
No.	Condition	Timing
	b. Material test certifications for concrete, reinforcement, pre-stressing strand and structural steel; c. Piling / foundation testing and retesting records; d. Records of girder manufacturing; e. Any other records called up in the ITP relevant to the construction of the bridge structure or as required by the Council. Further to point 2 above, please ensure that all test results, regardless of result (i.e. pass and fail) are included to ensure Council has a complete picture of the construction process.	
B	Provide a 'Level 2' inspection report completed by a qualified inspector in accordance with the Department of Transport and Main Roads Technical Specifications (MRTS). The inspection shall take place prior to placing the deck wearing surface, while the concrete deck is still accessible for inspection.	Prior to the installation of the deck wearing surface.
C	Provide a 'Level 2' inspection report completed by a qualified inspector as per the Department of Transport and Main Roads Technical Specification (MRTS) at the end of the maintenance period. Any outstanding defects identified are to be repaired by the Contractor.	Prior to requesting an Off Maintenance inspection.
15	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 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.
16	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 to Council's delegated officer 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: 1. A 'Part Road Closure Application' for Development Works form is to accompany the Traffic Management Plan submission.	At least five (5) days prior to undertaking the works in or affecting existing roads.

PDA Development Conditions		
No.	Condition	Timing
	2. 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.	
18	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 Council.
19	Certification of Operational Work	
	Carry out all Operational Work under this approval in accordance with the <i>Certification Procedures Manual (CPM)</i>. In addition to the requirements under the CPM, invitation to City of Moreton Bay Council officers is required for the following inspections, with minimum 48 hour notice: Note: Council attendance at these inspections is optional.	At all times.
	A) Stormwater drainage.	Prior to backfilling stormwater trenches.
	B) Subgrade / box inspection.	Prior to placement of structural pavements.
	C) Preseal inspection.	Prior to priming and sealing of structural pavements.
	D) For concrete slabs and concrete pavements - foundations / subgrade and pre-pour inspections.	Prior to concrete pouring
20	Mandatory Inspections with Council Officers – Bridge only	
A	Submit required documentation for each mandatory inspection in accordance with Department of Transport and Main Roads Technical Specifications (MRTS) and MBRC Planning Scheme Policy - Operational Works inspection, maintenance and bonding procedures and Certification Procedures Manual.	Prior to requesting inspection.

PDA Development Conditions		
No.	Condition	Timing
B	Undertake the following inspections with Council's delegated officer (where applicable to approved works) in accordance with Department of Transport and Main Roads Technical Specifications (MRTS).	As prescribed below.
C	Construction site Hold Points	As prescribed for each Hold Point.
D	Construction site Witness Points	As prescribed for each Witness Point.
21	Testing Frequency	
A	All testing of the works shall be carried to comply with the minimum testing frequencies given in MBRC Planning Scheme Policy - Operational Works inspection, maintenance and bonding procedures and the Department of Transport and Main Roads Technical Specifications (MRTS). Note: Council's delegated officer 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.
22	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.	At all times.
23	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. The out of hours work request form is available at EDQ's website.	Minimum of 10 business days prior to proposed out of hours work commencement date
24	Construction Management Plan	
A	Submit to MEDQ a site-based Construction Management Plan (CMP), prepared by the principal site contractor, to manage construction impacts, including: i) noise and dust in accordance with the EP Act; ii) stormwater flows around and through the site without increasing the concentration of total suspended solids	At all times.

PDA Development Conditions		
No.	Condition	Timing
	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); 9. of employee and visitor parking areas; 10. of anticipated staging and programming; 11. for the provision of safe and functional emergency exit routes; and 12. any out of hours work as endorsed via Compliance Assessment.	
B	A copy of the CMP submitted 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
25	Erosion and Sediment Management	
A	Submit to MEDQ an Erosion and Sediment Control Plan (ESCP), certified by a suitably qualified <i>Registered Professional Engineer Queensland (RPEQ)</i> 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</i>	Prior to commencing work

PDA Development Conditions		
No.	Condition	Timing
	<i>with the SPP – Sediment Management on Construction Sites.</i>	
B	Implement the certified ESCP submitted under part A of this condition.	During construction
26	Site works – Stormwater Runoff Quality	
	Carry out earthworks in accordance with the State Planning Policy - Water Quality and IECA Best Practice Erosion and Sediment Control document. Note: 1. Soil disturbances of greater than 1.0 hectares will require a site specific Erosion & Sediment Control Plan. 2. Earthworks are to be undertaken to ensure that soil disturbances are staged into manageable areas of not greater than 3.5 hectares.	At all time during construction and until the site is suitably stabilised.
27	Unsuitable Fill Materials	
	Ensure that all fill material used on the development site is free of unsuitable materials, identified in MRTS04 and specifically exclude 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.
28	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 MRTS04.	At all times during construction.
29	Advisory Sign – Future Road Extension	
	At the end of the 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 will be extended with future development of the adjoining land. For further information refer to Council’s Planning Scheme.” 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	Prior to works being accepted On Maintenance.

PDA Development Conditions		
No.	Condition	Timing
	board.	
30	Pavement Design	
	All road pavements must be designed, constructed and tested in accordance with MBRC Planning Scheme Policy - Integrated Design - Street, Roads and Utilities, or the equivalent MRTS specifications and standard drawings current at the time of construction. Note: 1. Council requires a primer seal placed under all asphalt surfaces on pavements. 2. Council requires a waterproof membrane under all asphalt surfaces on the bridge.	At all times during construction.
31	Pavement Jointing Detail	
	Undertake pavement jointing in accordance with IPWEA. Standard Drawings RS-170.	Prior to works being accepted On Maintenance
32	Concrete Footpaths	
	Construct concrete footpaths and kerb ramps in accordance with IPWEA Standard Drawings RS-065 and RS-093.	Prior to works being accepted On Maintenance.
33	Road Safety Barrier System Certification and Quality Assurance Documentation	
	Where road safety barriers are required provide the following: 1. Certification from a Registered Professional Engineer Queensland (RPEQ) for the design and installation of the road safety barrier systems (including terminals) identified in the Approved Drawings and designs. 2. Full documentation, in accordance with AS3845:1999, relating to all road safety barrier systems and terminals designed and installed. Documentation required includes: a. Site Information b. Road Safety Barrier System Information c. Crash attenuator Information	Prior to works being accepted On Maintenance.
34	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. Undertake a review of the identified hazards and provide a copy of the completed Hazard Mitigation Worksheet found in	Prior to works being accepted On Maintenance.

PDA Development Conditions		
No.	Condition	Timing
	AUSTROADS Guide to Road Design Part 6: Roadside Design, Safety and Barriers Appendix B along with any supporting information.	
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 AUSTROADS 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.
35	Stormwater Runoff Control – Batters	
	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 1000m ² . Note: Where these are not detailed on the approved drawings then these works shall be in accordance with Council's current standards.	Prior to works being accepted On Maintenance.
36	Stormwater Runoff Control – Open Drains	
	Provide lining with appropriate scour protection to all open drains and bunds in accordance with Council's Planning Scheme, Planning Scheme Policies and standard drawings current at the time of development. Note: Dumped rock is not considered as an appropriate solution.	Prior to works being accepted On Maintenance.
37	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.

PDA Development Conditions		
No.	Condition	Timing
38	Spillage into Waters	
	Remove any material or any debris which is deposited or falls onto waters during construction.	At all times during construction and prior to finalisation of works.
39	Fertilisers for Grassing	
	Odorous chemicals, fertilisers, soil conditioners or mulches shall not be used on land development projects. Only a non-odorous, commercially bagged and labelled fertiliser shall be used when seeding grass areas or laying turf. Without limiting the above, Council's delegated officer may approve the use of suitably composed and aged organic material, such as soil conditioners, at the following locations: 1. In isolated locations where existing and proposed houses are considerable distances from the work site; and 2. Where, in the officer's opinion, their use would not adversely affect the occupiers of any nearby properties with strong odours or loose material blown from the work site. Council's delegated officer will provide the approval in writing with conditions where odorous fertilisers are approved.	At all times during construction.
40	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.
41	Slip Rails	
	All slip rail installations shall be 900mm above ground level.	Prior to works being accepted On Maintenance.

PDA Development Conditions - Unitywater		
Condition		Timing
42	Connection(s) to Unitywater water supply	
	Submit a request to Unitywater for Private Works to perform the	Prior to connecting to

PDA Development Conditions - Unitywater		
Condition		Timing
	necessary water supply live works network connection(s) for the development. Note 1: Connections to the water supply network may only be carried out by Unitywater Private Works, or its authorised representatives, at the developer's expense. Note 2: Unitywater will not carry out the network connection works unless it is satisfied that all necessary approvals, including but not limited to water quality testing results, have been obtained and relevant payments of infrastructure charges have been made. Note 3: 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 Planned Network Intervention (PNI) application will require additional processing time.	Unitywater's infrastructure.
43	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'.
44	Construct approved Network Works design	
A	Construct the water supply and sewerage Network Works in accordance with: - conditions of this water approval - the Water Infrastructure Agreement titled '<i>Water Infrastructure Agreement: Waraba Neighbourhood Development Precinct 2, Rivermont – Sewer and Water</i>' between Unitywater and Stockland Development Pty Limited ABN 71 000 064 835, and - the documents and drawings as listed in the 'Unitywater - Approved Plans and Documents' Table.	At all times during construction and until Network Works are accepted 'Off-Maintenance'.
B	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.	Prior to issue of the Certificate of On-Maintenance.
45	Correspondence, Notifications and Key Contacts.	
	Ensure all written and email correspondence relating to this	At all times during

PDA Development Conditions - Unitywater

Condition		Timing																
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. <table><tr><th colspan="4">Key Contacts (at time of approval, may be subject to change)</th></tr><tr><th></th><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.	construction and until works are accepted 'Off-Maintenance'.
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.															
46	Caboolture River Bridge Water Infrastructure Delivery Program																	
	Submit to Unitywater and obtain Unitywater acceptance for a Water Infrastructure Delivery Program ('Full Works Program') detailing delivery of the full scope of works. Note: The Full Works Program shall include Milestone Events for all required notifications, reporting and inspections.	With request for a Pre-Start Meeting.																
47	Fortnightly Progress Reporting																	

PDA Development Conditions - Unitywater		
Condition		Timing
	Submit Fortnightly Progress Reports by email to the Unitywater Key Contacts (refer condition 48). Notes: 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.	Initially on the Pre-Start Meeting date and then every 2 weeks until Acceptance On-Maintenance of the full extent of works.
48	Pre-Start Meeting	
	Construction of the water supply and 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; and 3. a Unitywater representative	Prior to the commencement of construction.
49	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 MSCL pipe welding qualification with certificate/WQT for trade undertaking works	Prior to requesting a Pre-Start Meeting
50	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'.
51	Standards	
	Construct all works in accordance with the approved drawings,	At all times during

PDA Development Conditions - Unitywater		
Condition		Timing
	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 specifically authorised the omission, inconsistency or conflict, the <i>South East Queensland Water Supply and Sewerage Design and Construction Code</i> shall prevail.	construction and until works are accepted 'Off-Maintenance'.
52	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 <i>South East Queensland Water Supply and Sewerage Design and Construction Code</i> and the Connections Administration Manual.	Within 5 business days from the notification date for On-Maintenance inspection.
53	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.
54	Water quality testing	
	Applicant shall engage a NATA accredited sampler and NATA accredited laboratory to undertake the sampling and analysis specified in the procedure (Pr9032 - Procedure for Managing Water Quality During Mains Commissioning) and to provide the results of the analysis to Unitywater to obtain Unitywater's acceptance.	Prior to requesting a Certificate of On-maintenance.

STANDARD ADVICE

1	Extent of Checking by Council
	This approval shall not be taken to mean that the drawings have been checked in detail and Council 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.

2	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>.
3	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> .
4	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
5	Limitations of Approval
	Approval of the works does not imply that other services will not be encountered and does not grant indemnity to the Electrical Consultant against damage caused to any other services.
6	Location of Services
	The responsibility for positive location of all other services including but not limited to water mains, sewerage, Telstra and gas remains with the Electrical Consultant.
7	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.

**** End of Package ****