

Our ref: DEV-2026-WAR-4902

28 July 2026

Liam West  
Design Project Manager  
CV Infrastructure Services Pty  
Ltd HAMILTON CENTRAL  
QLD 4007  
[Liam.west@cvservices.com.au](mailto:Liam.west@cvservices.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 Electrical Reticulation & Street Lighting**

**Property Location: 60 Litherland Road WAGTAIL GROVE QLD 4513**

**Property Description: Lot 4 RP886161**

On 28 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.qld.gov.au](mailto: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 Litherland Road WAGTAIL GROVE QLD 4513                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                  |
| Lot on plan description                 | Lot number                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Plan description |
|                                         | Lot 4                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | RP 886161        |
|                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                  |
|                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                  |
| PDA Development Approval details        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                  |
| DEV Reference No.                       | DEV-2026-WAR-4902                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                  |
| PDA Development Approval Type           | <div> <input type="checkbox"/> Material change of use <div> <input type="checkbox"/> PDA Preliminary Approval <input type="checkbox"/> PDA Development Permit </div> </div> <div> <input type="checkbox"/> Reconfiguring a lot <div> <input type="checkbox"/> PDA Preliminary Approval <input type="checkbox"/> PDA Development Permit </div> </div> <div> <input checked="" type="checkbox"/> Operational work <div> <input type="checkbox"/> PDA Preliminary Approval <input checked="" type="checkbox"/> PDA Development Permit </div> </div> |                  |
| Approval details                        | Operation Works for Electrical Reticulation & Street Lighting                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                  |
| Decision                                | EDQ has decided to grant <b>all</b> of the PDA Development Approval applied for, <b>subject to</b> PDA Development Conditions forming part of this Decision Notice.                                                                                                                                                                                                                                                                                                                                                                              |                  |
| Decision date                           | 28/07/2026                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                  |
| 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       |
| •                                                                                                                                       | Overall Plan                           | C10937-PSD-1 S4901065 (Rev A) Sheet 1 of 4 | CV Services Group | 28/04/2026 |
| •                                                                                                                                       | Works Plan & Schedules                 | C10937-PSD-1 S4901065 (Rev A) Sheet 2 of 4 | CV Services Group | 28/04/2026 |
| •                                                                                                                                       | PMT Site Details                       | C10937-PSD-1 S4901065 (Rev A) Sheet 3 of 4 | CV Services Group | 28/04/2026 |
| •                                                                                                                                       | Existing & Proposed 11kV/LV Schematics | C10937-PSD-1 S4901065 (Rev A) Sheet 4 of 4 | 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:                                                                                                                                                                                                                                                                                  |
| <p>a) For conditions requiring Compliance Assessment via the <a href="#">EDQ Customer Portal</a> or via <a href="mailto:developmentservices@edq.qld.gov.au">developmentservices@edq.qld.gov.au</a>.</p> <p>b) For conditions requiring the submission of material related to the <a href="#">Certification Procedures Manual (CPM)</a> process via the CPM <a href="#">Digital Submission system</a>.</p> |

| PDA Development Conditions |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                     |
|----------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|
| No.                        | Condition                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Timing                                                                              |
| <b>1</b>                   | <b>Approved Plans and/or Documents</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                     |
|                            | 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. |
| <b>2</b>                   | <b>Certification of Operational Work</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                     |
|                            | Carry out all Operational Work under this approval in accordance with the <i>Certification Procedures Manual (CPM)</i> .                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | At all times                                                                        |
| <b>3</b>                   | <b>Site Access</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                     |
|                            | 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.                                                   |
| <b>4</b>                   | <b>Errors and Omissions</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                     |
|                            | <p>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.</p> <p>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.</p> <p>Only the approved plans shall be used for construction.</p> <p>Note: MEDQ delegate reserves the right to amend the approved drawings or request further information should this become necessary.</p> | At all times during construction and prior to finalisation of works.                |

| PDA Development Conditions |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                      |
|----------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------|
| No.                        | Condition                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Timing                                                               |
| <b>5</b>                   | <b>Works – Applicant’s Expense</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                      |
|                            | <p>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.</p> <p>Replace existing Council infrastructure (including but not limited to street trees and footpaths) to City of Moreton Bay Council standards, unless approved by MEDQ otherwise.</p>                                                                                                       | At all times during construction and prior to finalisation of works. |
| <b>6</b>                   | <b>Notification of Finalisation of Works</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                      |
|                            | 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.                           |
| <b>7</b>                   | <b>As Constructed Drawings</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                      |
|                            | <p>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>.</p> <p>The ‘As Constructed’ drawing package is to include:</p> <ol style="list-style-type: none"> <li>1. Surveyor As Constructed drawings;</li> <li>2. Engineering As Constructed drawings; and</li> <li>3. Digital ADAC file.</li> </ol> <p>Note: The current design standard and relevant planning scheme policy is MBRC Planning Scheme Policy Operational Works inspection, maintenance and bonding procedures.</p> | Prior to requesting an On Maintenance inspection.                    |
| <b>8</b>                   | <b>Works Through Land not owned by the Developer</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                      |
|                            | 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.               |
| <b>9</b>                   | <b>Works in Existing Roads</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                      |
| 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         | <p>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 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.</p> <p>Note:</p> <p>a. A 'Part Road Closure Application' for Development Works form is to accompany the Traffic Management Plan submission.</p> <p>b. 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.</p> | At least five (5) days prior to undertaking the works in or                       |
| <b>10</b> | <b>Information Sign – Works in Existing Roads</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                   |
|           | A construction advisory road sign must be erected and regularly updated and maintained displaying the developer and contractors' details and the expected completion date for works on existing roads. The sign shall be located so as be clearly legible to the public from of minimum 15m distance from the existing road on which the works are to be carried out on.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | For the duration of works from commencement to finalisation.                      |
| <b>11</b> | <b>Hours of Work – Construction</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                   |
|           | Unless otherwise endorsed, via Compliance Assessment for out of hours work, construction hours for the approved development are limited to Monday to Saturday between 6:30am to 6:30pm, excluding public holidays.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | During construction unless otherwise endorsed                                     |
| <b>12</b> | <b>Out of Hours Work – Compliance Assessment</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                   |
|           | <p>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.</p> <p>The out of hours work request form is available at EDQ's website.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Minimum of 10 business days prior to proposed out of hours work commencement date |

| <b>PDA Development Conditions</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                  |
|-----------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------|
| <b>No.</b>                        | <b>Condition</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | <b>Timing</b>                                                    |
| <b>13</b>                         | <b>Electrical Standards</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                  |
|                                   | 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.              |
| <b>14</b>                         | <b>Electrical Works</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                  |
|                                   | Energies all completed electrical installation works.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Prior to civil works being accepted On Maintenance.              |
| <b>15</b>                         | <b>Pole Alignment – on kerbed roads</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                  |
|                                   | Install poles within the verge on an alignment of 900mm behind the kerb invert.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Prior to civil works being accepted On Maintenance.              |
| <b>16</b>                         | <b>Pathway Lighting</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                  |
|                                   | 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.              |
| <b>17</b>                         | <b>Notification to Affected Residential Properties</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                  |
|                                   | 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. |
| <b>18</b>                         | <b>Public Infrastructure (Damage, repairs and relocation)</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                  |
|                                   | <p>a) Repair any damage to existing public infrastructure caused by works carried out in association with the approved development.</p> <p>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.</p> <p>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.</p> | Prior to any works commencing                                    |

## STANDARD ADVICE

| No.      | Standard Advice                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|----------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>1</b> | <b>Development Permit</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|          | <p>This approval shall comply with all the conditions of related approval as stipulated in EDQ's Decision Notice – Development Permit DEV-2026-WAR-4902 dated 27 July 2026.</p> <p>The Applicant needs to be aware that the Currency Period of that Decision Notice may determine the validity period of this Decision Notice.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| <b>2</b> | <b>Extent of Checking by MEDQ</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
|          | <p>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.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| <b>3</b> | <b>Aboriginal Cultural Heritage Act</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|          | <p>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.</p> <p>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.</p> <p>Penalty provisions apply for failing to fulfil the Cultural Heritage Duty of Care.</p> <p>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.</p> <p>Details of how to fulfil the Duty of Care are outlined in the Duty of Care Guidelines gazetted with the Act.</p> <p>MEDQ 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>.</p> |
| <b>4</b> | <b>Environmental Protection Act</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|          | <p>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>.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| <b>5</b> | <b>Approval does not include Building Works</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|          | <p>This approval is limited to civil works only and does not include approval of any building works that may appear on the drawings.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |

| No. | Standard Advice                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|-----|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 6   | <b>Biosecurity Act 2014 - Fire Ant Control</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
|     | <p>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.</p> <p>More information is available on <a href="https://www.fireants.org.au/treat/business-and-industry/movement-controls">https://www.fireants.org.au/treat/business-and-industry/movement-controls</a></p> |

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 \*\***