

Our ref: DEV-2026-WAR-4920 (DA/2026/0850)

07/08/2026

Martin Garred
Director
ID Rocksberg Pty Ltd c- Colliers International Urban Planning Pty Ltd
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Dear Applicant

PDA Decision Notice

Notice given under section 89(1) of the Economic Development Act 2012

Priority Development Area (PDA):	Waraba PDA
PDA Development Type:	Development Permit for Reconfiguration of a Lot for a 1 into 4 Management Lots and Access Easement
Property Location:	Lot 99 Old North Road, Corymbia
Property Description:	Lot 99 on C311684 & Lot 2 on RP197793 (Access Easement Only)

On 07 August 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 Andrew Edwards on 3035 0120 or by email at andrew.edwards@edq.qld.gov.au.

Yours sincerely



Boris Lambert
Director
Development Services
Economic Development Queensland

PDA Decision Notice

Site information		
Name of Priority Development Area (PDA)	Waraba PDA	
Site address	Old North Road, Corymbia	
Lot on plan description	Lot number	Plan description
	Lot 99	C311684
	Lot 2	RP197793
PDA Development Approval details		
DEV Reference No.	DA/2026/0850	
PDA Development Approval Type	☐ Material change of use ☐ PDA Preliminary Approval ☐ PDA Development Permit ☒ Reconfiguring a lot ☐ PDA Preliminary Approval ☒ PDA Development Permit ☐ Operational work ☐ PDA Preliminary Approval ☐ PDA Development Permit	
Approval details	Subdivision (1 lots into 4 management lots and access easement with Staging)	
Decision	EDQ has decided to grant all of the PDA Development Approval applied for, subject to PDA Development Conditions forming part of this Decision Notice.	
Decision date	07/08/2026	
Currency Period	4 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
1.	Plan of Subdivision	25-0040-PS100 Issue C	Colliers	27 November 2025
2.	Plan of Subdivision - Staging	25-0040-PS100 Issue D	Colliers	15 July 2026

Submitting documentation to EDQ

Where a condition of this approval requires documentation to be submitted to EDQ, use the following submission pathways:

- a) For conditions requiring Compliance Assessment via the [EDQ Customer Portal](#) or via developmentsservices@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.	Carry out the approved development Carry out the approved development generally in accordance with: a) the approved plans and documents; and b) any other documentation endorsed via Compliance Assessment as required by these conditions.	Prior to survey plan endorsement.
2.	Access Easement Provide an all-weather access easement over Lot 2 RP197793 in favour of Lot 4 generally in accordance with the approved plans and documents of development.	At registration of survey plan for stage 3.
3.	Limits on Development No Urban Development is to utilise Old North Road as access without endorsement in a separate development applicant.	At All Times.
4.	Infrastructure Charges Pay to the MEDQ infrastructure charges in accordance with the IFF, indexed to the date of payment Where the application is a MCU, certified construction plans detailing the GFA must also be provided to the MEDQ prior to commencement of use for calculation of final charges. IFF means the Economic Development Queensland Infrastructure Funding Framework that applies to the PDA as amended or replaced from time to time.	In accordance with the IFF

STANDARD ADVICE

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 ****