

Our ref: DEV-2026-WAR-4912

13 August 2026

Mark Shaw
Director
Stockland Development Pty Ltd
L1, 62 Astor Terrace
Spring Hill QLD 4000
mark@kngroup.com.au

Dear Applicant

PDA Decision Notice

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

Priority Development Area (PDA):	Waraba
PDA Development Type:	Development Permit for Roadworks, Stormwater, Sewer & Water Infrastructure (Precinct 2, Stage 9 & Bio Basin 03)
Property Location:	60 Litherland Road WAGTAIL GROVE QLD 4513
Property Description:	Lot 4 RP 886161

On 11 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 Mahima Reshamwala on 07 3214 9549 or by email at mahima.reshamwala@edq.qld.gov.au.

Yours sincerely



Xi Gan
Manager
Development Services
Economic Development Queensland

Cc: City of Moreton Bay Council, Unity Water

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-4912	
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	Roadworks, Stormwater, Water and Sewer Infrastructure	
Decision	EDQ has decided to grant all of the PDA Development Approval applied for, subject to PDA Development Conditions forming part of this Decision Notice.	
Decision date	11/08/2026	
Currency Period	2 years from the Decision date	

Approved Plans and Documents				
The plans and documents approved and referred to in the PDA Development Conditions for the PDA Development Approval are detailed below.				
Note: Approved plans highlighted in Bold are approved subject to RED annotation in the Approved Plans.				
Plan/Document Name		Reference No.	Prepared By	Date
Roadworks and Stormwater				
•	General Locality Plan, Drawing Index and Notes	24-279-01 Rev. A	KN Group	14/04/2026
•	General Setout Plan	24-279-02 Rev. A	KN Group	14/04/2026
•	General Layout Plan	24-279-03 Rev. A	KN Group	14/04/2026
•	Earthworks Contour Plan	24-279-04 Rev. A	KN Group	14/04/2026
•	Earthworks Spot Levels Plan Sheet 1	24-279-05 Rev. A	KN Group	14/04/2026
•	Earthworks Spot Levels Plan Sheet 2	24-279-06 Rev. A	KN Group	14/04/2026
•	Roadworks Long, and Cross Sections CL07	24-279-07 Rev. A	KN Group	14/04/2026
•	Roadworks Long, and Cross Sections CL08	24-279-08 Rev. A	KN Group	14/04/2026
•	Roadworks Long, and Cross Sections CL20	24-279-09 Rev. A	KN Group	14/04/2026
•	Roadworks Long, and Cross Sections CL23	24-279-10 Rev. A	KN Group	14/04/2026
•	Roadworks Cross Sections CL23	24-279-11 Rev. A	KN Group	14/04/2026
•	Roadworks Intersection Details	24-279-12 Rev. A	KN Group	14/04/2026
•	Roadworks Linemarking Plan	24-279-13 Rev. A	KN Group	14/04/2026
•	Stormwater Catchment Plan	24-279-14 Rev. A	KN Group	14/04/2026
•	Stormwater Long Sections Sheet 1	24-279-15 Rev. A	KN Group	14/04/2026
•	Stormwater Long Sections Sheet 2	24-279-16 Rev. A	KN Group	14/04/2026
•	Stormwater Long Sections Sheet 2	24-279-17 Rev. A	KN Group	14/04/2026
•	Stormwater Manhole Details	24-279-18 Rev. A	KN Group	14/04/2026

Stage 9 - Roadworks and Stormwater				
•	Stormwater Manhole Details	24-279-19 Rev. A	KN Group	14/04/2026
•	Stormwater Calculation Table Sheet 2	24-279-20 Rev. A	KN Group	14/04/2026
•	Stormwater Calculation Table Sheet 3	24-279-21 Rev. A	KN Group	14/04/2026
Bio Basin 03				
•	Locality Plan, Drawing Index	24-284-200 Rev. A	KN Group	23/04/2026
•	General Layout Plan	24-284-201 Rev. A	KN Group	23/04/2026
•	Bio Basin Sections	24-284-202 Rev. A	KN Group	23/04/2026
•	Bio Basin Details	24-284-203 Rev. A	KN Group	23/04/2026
•	Bio Basin Notes Sheet 1	24-284-204 Rev. A	KN Group	23/04/2026
•	Bio Basin Notes Sheet 2	24-284-205 Rev. A	KN Group	23/04/2026
•	Stormwater – Calculation and Gully Tables	24-284-206 Rev. A	KN Group	23/04/2026
•	Stormwater Longitudinal Sections	24-284-207 Rev. A	KN Group	23/04/2026
•	Stormwater Manhole Details	24-284-208 Rev. A	KN Group	23/04/2026
Sewer and Water				
•	General Locality Plan, Drawing Index And Notes	24-279-51 Rev. A	KN Group	14/04/2026
•	Sewer Reticulation Layout Plan	24-279-52 Rev. B	KN Group	26/05/2026
•	Sewer Reticulation Notes Sheet 1	24-279-53 Rev. A	KN Group	14/04/2026
•	Sewer Reticulation Notes Sheet 2	24-279-54 Rev. B	KN Group	26/05/2026
•	Sewer Reticulation Typical Type A Cross-Road Property Connection	24-279-55 Rev. A	KN Group	14/04/2026
•	Sewer Reticulation Typical Type B Cross Road Property Connection	24-279-56 Rev. A	KN Group	14/04/2026
•	Sewer Reticulation Typical Type C Cross Road Property Connection	24-279-57 Rev. A	KN Group	14/04/2026

Sewer and Water				
•	Sewer Reticulation Non-Conformance Table	24-279-58 Rev. B	KN Group	26/05/2026
•	Sewer Reticulation Longitudinal Sections Sheet 1	24-279-59 Rev. B	KN Group	26/05/2026
•	Sewer Reticulation Longitudinal Sections Sheet 2	24-279-60 Rev. B	KN Group	26/05/2026
•	Water Reticulation Layout Plan	24-279-61 Rev. B	KN Group	26/05/2026
•	Water Reticulation Locality Plan	24-279-62 Rev. B	KN Group	26/05/2026
•	Water Reticulation Live Connection Detail	24-279-63 Rev. A	KN Group	14/04/2026

Submitting documentation to EDQ

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

- a) For conditions requiring Compliance Assessment via the [EDQ Customer Portal](#) or via developmentservices@edq.qld.gov.au.
- b) For conditions requiring the submission of material related to the [Certification Procedures Manual \(CPM\)](#) process via the CPM [Digital Submission system](#).

PDA Development Conditions -		
No.	Condition	Timing
Roadworks and Stormwater		
1	Approved Plans and/or Documents	
	Undertake development generally in accordance with the approved plans and/or documents, including any other documentation endorsed via Compliance Assessment as required by these conditions. These plans and/or documents will form part of the approval, unless otherwise amended by conditions of this approval.	At all times.
2	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.

PDA Development Conditions -		
No.	Condition	Timing
Roadworks and Stormwater		
	A) Stormwater drainage.	Prior to backfilling stormwater trenches.
	B) Bio Basin.	Prior to subsoil drains being laid and the filter media being installed.
	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
3	City of Moreton Bay Site Access	
	Permit 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.
4	Errors and Omissions	
	Where errors or omissions occur in the design or works do not conform to or meet <i>Minister of Economic Development Queensland (MEDQ)</i> delegate standards then these works shall be rectified to comply with MEDQ standards at no cost to MEDQ. 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 approval. Only the approved plans shall be used for construction. Note: MEDQ delegate reserves the right to amend the approved plans and documents, or request further information should this become necessary.	At all times during construction and prior to works being accepted Off Maintenance.

PDA Development Conditions -		
No.	Condition	Timing
Roadworks and Stormwater		
5	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 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.
6	As Constructed Drawings	
	Submit to <i>Minister of Economic Development Queensland (MEDQ)</i> and City of Moreton Bay Council construction documentation for Operational Work under this approval in accordance with the <i>Certification Procedures Manual (CPM)</i>. The 'As Constructed' drawing package is to include: 1. Surveyor As Constructed drawings; 2. Engineering As Constructed drawings; 3. Digital ADAC file; 4. Digital Terrain Model; and 5. <i>Closed Circuit Television (CCTV)</i> recording of all stormwater pipes. In accordance with City of Moreton Bay Council's Planning Scheme, relevant Planning Scheme Policies and design standards current at the time of development. Note: Refer to Schedule 6 of the Moreton Bay Regional Council Planning Scheme for Operational works inspection, maintenance and bonding procedures.	Prior to works being accepted On Maintenance.
7	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 MEDQ. 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.
8	Works in Existing Roads	
A	Works carried out in or affecting existing City of Moreton Bay Council Roads must be undertaken so that these roads are maintained in a safe and useable condition.	At all times.

PDA Development Conditions -		
No.	Condition	Timing
Roadworks and Stormwater		
B	Provide 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. Note: - A 'Part Road Closure Application' for Development Works form is to accompany the Traffic Management Plan submission. - 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.	At least five (5) days prior to undertaking the works in or affecting existing roads.
9	Notification to Affected Premises	
A	Provide MEDQ and City of Moreton Bay Council with a copy of an information kit for 'Notification to Affected Premises' which includes the following: - A layout plan of the proposed development showing adjoining lot boundaries, new and existing roads, park and open space, drainage reserves and community purposes lots as applicable; - Details of any external works with any changes to existing works highlighted for easy identification; - Scheduled start and completion dates; - Contact names and phone numbers for the Developer, Supervising Engineer, Consulting Engineer, the Contractor, Wildlife Spotter and who to contact in an emergency; and - The site working hours authorised for the site works.	Prior to distribution of information kit to residents.
B	Provide all occupiers of premises adjoining the site, directly opposite the frontage of the site, adjacent to and directly opposite external works and residents/occupiers likely to be directly affected by the works with a copy of the 'Notification to Affected Premises' information kit. Provide MEDQ and City of Moreton Bay Council with a list of premises which the information kit has been delivered to.	Not less than 14 days prior to commencing any construction works.

PDA Development Conditions -		
No.	Condition	Timing
Roadworks and Stormwater		
10	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 MEDQ.
11	Advisory Sign – Future Road Extension	
	At the end of each 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 may be extended with future development of the adjoining land. For further information refer to Waraba Interim Land Use Plan” 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 board.	Prior to works being accepted On Maintenance.
12	Testing Frequency – General	
A	All testing of the works shall be carried to comply with the minimum testing frequencies given in City of Moreton Bay Council Planning Scheme Policy - Operational Works inspection, maintenance and bonding procedures. Note: MEDQ 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.
13	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.
14	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

PDA Development Conditions -		
No.	Condition	Timing
Roadworks and Stormwater		
15	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 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.	At all times.
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

PDA Development Conditions -		
No.	Condition	Timing
Roadworks and Stormwater		
16	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 with the SPP – Sediment Management on Construction Sites</i>.	Prior to commencing work
B	Implement the certified ESCP submitted under part A of this condition.	During construction
17	Earthworks Batters	
	Where approved drawings do not include specifications for scour and erosion protection apply the following treatments to batter slopes: 1. Slopes of 1:6 or flatter – topsoil and seed 2. Slopes between 1:6 and 1:4 – topsoil and turf 3. Slopes of 1:4 or greater – provide treatment recommendation from a qualified geotechnical engineer (RPEQ.) for MEDQ approval prior to undertaking batter works Note: Batters within Open and Civic Spaces are to be treated in accordance with City of Moreton Bay Council Planning Scheme Policy Integrated Design - Open and Civil Space Design.	At all times during construction.
18	Retaining Walls - CPM	
A	Submit to MEDQ detailed engineering plans, certified by a suitably qualified <i>Registered Professional Engineer Queensland (RPEQ)</i>, of all retaining walls 1m or greater in height. Retaining walls must be: i) certified to achieve a minimum 50 year design life; ii) designed generally in accordance with AS4678 – Earth Retaining Structures and relevant material standards (e.g. AS3600 – Concrete Structures); iii) located and designed generally in accordance with the approved plans.	Prior to commencing work

PDA Development Conditions -		
No.	Condition	Timing
Roadworks and Stormwater		
B	Construct retaining walls generally in accordance with the certified plans required under part A of this condition.	Prior to works being accepted On Maintenance.
C	Submit to MEDQ certification from an RPEQ that all retaining wall works 1.0m or greater in height have been constructed generally in accordance with the certified plans submitted under part A of this condition.	Prior to works being accepted On Maintenance.
19	Road Crossings in Existing Roads	
	All services crossings under existing City of Moreton Bay Council Roads are to be tunnel bored unless approved otherwise by City of Moreton Bay Council. Where approval is given for open trenching, the following is to apply: 1. Minor Roads - backfill shall be compacted in layers to 95% standard maximum dry density and topped with 300mm of pavement material and a 50mm AC wearing course. 2. Sub-arterial or Arterial roads - refer to IPWEA Standard Drawing RS-170. 3. Verge - Backfill shall be compacted to 90% standard maximum dry density and topped with 75mm of sandy loam. Restoration of any vegetation shall be undertaken to a standard as near as practicable to the pre-construction standard.	At all times during construction.
20	Unsuitable Fill Materials	
	Ensure that all fill material used on the development site is free of unsuitable materials, identified in AS3798 and 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.
21	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 Australian Standard AS3798 Guidelines on Earthworks for Commercial and Residential developments.	At all times during construction.

PDA Development Conditions -		
No.	Condition	Timing
Roadworks and Stormwater		
22	Pavement Design	
A	All road pavements must be designed, constructed and tested in accordance with City of Moreton Bay Council Planning Scheme Policy - Integrated Design - Street, Roads and Utilities and standard drawings current at the time of construction. Note: - City of Moreton Bay Council requires a primer seal placed under all asphalt surfaces. - Increased asphalt surface thicknesses for road thresholds are to be identified in the pavement design.	At all times during construction.
B	Design pavement in accordance with the following road classifications: - Road 3 - Modified Living Residential Road (14.5m) – 1.2×10^5 ESA - Road 8 - Modified Living Residential Road (14.5m) – 1.2×10^5 ESA - Road 6 - Modified Living Residential Road (16.5m) – 1.2×10^5 ESA - Driveway 7 – Laneway (12.5m) – 2.0×10^4 ESA Note: - Minimum BCC Type 3 AC depth for Local collector and above to be 50mm. - Final concrete pavement finish to be confirmed with MBC at pre-start meeting or prior to construction commencement.	Prior to subgrade inspections.
C	Undertake pavement jointing in accordance with IPWEA. Standard Drawings RS-170.	Prior to works being accepted On Maintenance

PDA Development Conditions -		
No.	Condition	Timing
Roadworks and Stormwater		
23	Road Furniture (Bollards)	
	Construct bollards or other safety device/s within the road reserve between dual driveways generally in accordance with AUSTROADS Guide to Road Design Part 6: Roadside Design, Safety and Barriers.	Prior to works being accepted On Maintenance.
24	Concrete Footpaths	
	Construct concrete footpaths and kerb ramps in accordance with IPWEA. Standard Drawings SEQ R-065 and SEQ R-090.	Prior to works being accepted On Maintenance.
25	Street Signs	
	Street signs must be provided in accordance with City of Moreton Bay Council Standard Drawings and IPWEA Standard Drawings. Note: a. House numbers required for these signs shall be obtained from City of Moreton Bay Council house numbering officer by contacting City of Moreton Bay Council's Customer Service. b. The City of Moreton Bay Council Logo is not to be put on the sign.	Prior to works being accepted On Maintenance.
26	Stormwater Manhole / Pit Roof Water Connections – CMP	
A	Design and construct roof water connections to stormwater gully pits using pipes with a minimum internal diameter of 150 mm.	Prior to works being accepted On Maintenance.
B	Submit to MEDQ certification from a suitably qualified <i>Registered Professional Engineer Queensland (RPEQ)</i> that all works have been designed and constructed in accordance with this permit condition. Certification must be supported by structural design certification and certified As-Constructed drawings prepared by a suitably qualified RPEQ.	Prior to works being accepted On Maintenance.
27	Stormwater Runoff Control – Open Drains	
	Provide lining with appropriate scour protection to all open drains and bunds in accordance with City of Moreton Bay Council Planning Scheme, Planning Scheme Policies and standard drawings current at the time of development. Note: Dumped rock is generally not considered as an appropriate solution.	Prior to works being accepted On Maintenance.

PDA Development Conditions -		
No.	Condition	Timing
Roadworks and Stormwater		
28	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.
29	CCTV – Stormwater Pipes	
A	Provide a high definition <i>Closed Circuit Television (CCTV)</i> recording of all stormwater pipes including inter allotment roofwater drainage. CCTV to clearly display all joints (full surrounds) and any form of damage or defects. The recording is to include a report signed by a suitably qualified <i>Registered Professional Engineer Queensland (RPEQ)</i> stating that the recording has been reviewed and all works are satisfactory. Where defects have been identified, consultant is to provide method of rectification to MEDQ and City of Moreton Bay Council for approval, prior to carrying out any rectification works.	At least 7 days prior to the On Maintenance inspection.
B	Undertake and provide, to the satisfaction of the MEDQ, a high definition Closed Circuit Television (CCTV) recording of all stormwater pipes, including inter allotment roof water drainage. Recording to be undertaken within one month immediately preceding making a request for Off Maintenance inspection. CCTV to clearly display all joints (full surrounds) and any form of damage or defects, including date and time of the recording. The recording is to include a report signed by a suitably qualified <i>Registered Professional Engineer Queensland (RPEQ)</i> stating that the recording has been reviewed and all works are satisfactory. Where defects have been identified, consultant is to provide method of rectification to MEDQ and City of Moreton Bay Council for approval, prior to carrying out any rectification works.	Prior to a request for Off Maintenance inspection.

PDA Development Conditions -		
No.	Condition	Timing
Roadworks and Stormwater		
30	Drainage Behind Retaining Walls	
	Design and install agricultural pipes or strip drains behind retaining walls in accordance with QUDM to connect to: 1. The proposed inter-allotment drainage systems; or 2. To drainage inlet structures via a stub connection in roadways; or 3. Directly to kerb and channel if there are no drainage structures within 10m of the frontage of the land. Notes: a. Corrugated pipes are not to be used to connect the stormwater drainage to City of Morton Bay Council infrastructure. b. The drainage system behind retaining walls must not connect to City of Morton Bay Council subsurface drainage system in the Council road.	Prior to works being accepted On Maintenance.
31	Provision of Kerb Adapters	
	Provide a minimum of two (2) metal kerb adaptors per lot for lots that drain to the road. Where a lot has side crossfall of up to 1.5%, one (1) kerb adaptor shall be located at each side of the lot. Where a lot has side crossfall of greater than 1.5%, both kerb adaptors shall be located at the low side of the lot. For lots with a concrete footpath at the frontage, the kerb adaptors shall be connected to the front boundary of the lot with Class SN8 uPVC stormwater pipe.	Prior to works being accepted On Maintenance.
32	Bio Basin – CPM	
	Provide MEDQ certification from a Registered Professional Engineer of Queensland (RPEQ) confirming that the bioretention system has been designed and constructed in accordance with the approved plans and specifications. The certification must include completed bioretention system sign-off forms prepared by Water by Design (Healthy Waterways). The sign-off forms are accessible from www.waterbydesign.com.au.	Prior to works being accepted On Maintenance.
33	Maintenance Process for Public Bioretention Basin	
A	The entire bioretention basin shall function as a sediment basin during the build-out phase. Note: MEDQ may consider alternative solutions that achieve the same outcome.	Until 80% of the contributing catchment is developed or a maximum of two (2) years has elapsed, whichever occurs first.
B	Submit to MEDQ a deferred works schedule, which detail the scope of works for: 1. Removal of sacrificial turf and geofabric; and 2. In-situ hydraulic conductivity testing of filter material in accordance with the “Guidelines for Soil Filter Media in	Prior to the bioretention basin area being accepted On Maintenance as a sediment basin.

	Bioretention Systems: (produced by the Faculty for Advanced Water Biofiltration) requirements. 3. Planting out of the basin in accordance with the approved landscaping drawings.	
C	Construct deferred works and any other works necessary to convert to the basin from sediment basin to a functioning bioretention basin in accordance with City of Moreton Bay Council Planning Scheme Policy - Operational Works inspection, maintenance and bonding procedures. In-situ hydraulic conductivity testing of filter material is to be provided to MEDQ to demonstrate that area can be planted out. Where in-situ hydraulic conductivity testing shows that the filter material is not acceptable then replacement of the filter material is required in addition to planting out of basin area. Note: Deferred Works for bioretention basin conversion are subject to a separate on maintenance process to the other civil works for the development. The On Maintenance process is to be in accordance with the <i>Certification Procedures Manual (CPM)</i>.	Once the contributing catchment achieves eighty percent (80%) build-out or a maximum of 2 years.
34	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.
Sewer and Water Infrastructure		
1	Connection Approval Conditions	Timing
	This water approval authorises and is limited to connection of network infrastructure and property services infrastructure at Lot 4 RP886161 to Unitywater's network infrastructure, subject to the following conditions.	At all times.
1a	When approval lapses	
	This water approval lapses if the connection is not completed within 4 years after the date of this water approval.	At all times.
1b	Authority to enter	
	The property owner authorises Unitywater to enter upon the subject land to carry out work associated with the connection, and read, replace and or maintain the water meter(s) and or sewerage connection point, and all associated pipes and fittings.	At all times.
1c	Works by Unitywater only	
	The works necessary for the connection may only be carried out by Unitywater or its authorised representatives, at the developer's expense. Note: Unitywater will not carry out the connection works unless it is satisfied that all necessary approvals have been obtained.	At all times.

1d	Cost for existing infrastructure alterations or relocations	
	Carry out any change to Unitywater's existing infrastructure authorised by this approval at no cost to Unitywater.	At all times during construction and until works are accepted 'Off- Maintenance'.
1e	Easement	
	Provide easements over water supply mains, sewerage gravity mains and rising mains: (a) in accordance with the South East Queensland Water Supply and Sewerage Design and Construction Code; and (b) with Unitywater's most current registered dealing held by the State Department of Natural Resources, Mines and Energy without alteration or amendment. This condition is imposed under section 99BRDJ of the South-East Queensland Water (Distribution and Retail Restructuring) Act 2009.	Prior to the connection to Unitywater network
2	Network Works Conditions	
2a	Construct approved Network Works design	
	1. Construct the water supply and sewerage Network Works in accordance with: a) the documents and drawings as listed in the Table of Approved Plans and Documents; and b) the water Infrastructure agreement - '<i>Waraba Neighbourhood Development Plan 1 & 2 (Precincts 1 to 6), Rivermont- Sewer and Water</i>' (WIA). 2. Generate as-constructed drawings and data which detail the works constructed in accordance with the <i>South East Queensland Water Supply and Sewerage Design and Construction Code – Asset Information Specification</i> and submit these to Unitywater's satisfaction. This condition is imposed under section 99BRDJ of the <i>South-East Queensland Water (Distribution and Retail Restructuring) Act 2009</i>.	At all times during construction and until Network Works are accepted 'Off- Maintenance'. Prior to requesting the Certificate of Completion from Unitywater or lodgement of a request for registration of a Plan of Subdivision.
2b	Pre-Start Meeting	
	Construction of the water supply and sewerage works must not commence until a joint Pre-Start Meeting has occurred, between: (a) the responsible consulting engineer; (b) the principal contractor and the subcontractor(s), if any; (c) a Major Connections Certifier; and (d) a Construction Certifier.	Prior to the commencement of construction.

PDA Development Conditions -		
No.	Condition	Timing
2c	Works at Applicant's expense	
	The Applicant is responsible for all costs associated with the works that need to be constructed to comply with conditions unless otherwise stated in the condition.	At all times during construction and until works are accepted 'Off-Maintenance'.
2d	Standards	
	Construct all works in accordance with the approved drawings, the <i>South East Queensland Water Supply and Sewerage Design and Construction Code</i> , Unitywater's Connections Administration Manual, other conditions stated in this Decision Notice for a water approval. Note: Where works shown on the approved drawings have an omission, or are inconsistent with, or in conflict with the <i>South East Queensland Water Supply and Sewerage Design and Construction Code</i> and this approval has not authorised the omission, inconsistency or conflict under a Non-Conformance table included in the approved drawings, the <i>South East Queensland Water Supply and Sewerage Design and Construction Code</i> shall prevail.	At all times during construction and until works are accepted 'Off-Maintenance'.
2e	Provide structural certification for construction of sewerage bridging	
	Provide Unitywater with RPEQ structural certification for the structural bridging as designed for building or structures over the proposed or existing sewerage mains that certifies the structural bridging has been achieved consistent with the detail shown on the approved design drawing(s), included in the Table of Approved Plans and Documents.	Prior to request for On-Maintenance inspection.
2f	Documentation requirements as a single package prior to On-Maintenance inspection	
	Submit documentation as a single package in compliance with requirements of the <i>South East Queensland Water Supply and Sewerage Design and Construction Code</i> , Connections Administration Manual and the Accreditation and Certification Manual.	Within 5 business days from the notification date for On-Maintenance inspection.

PDA Development Conditions -		
No.	Condition	Timing
2g	Complete preceding, dependent network works	
	(a) Complete all other preceding network works that the works in this stage of development are dependent on to properly function. (b) Demonstrate completion of works in item a) above by providing an On Maintenance Certificate(s) for the works documented in the following water approval(s): i. <i>Rivermont Trunk Sewer Package 1, DA/2025/6442, Unitywater reference: APP-22094</i> ii. <i>Rivermont Main Street Water Main & stage 1 Network Works, DA/2026/0193, Unitywater reference: APP-22653</i>	Prior to request for On-Maintenance inspection.
All		
3	Public Infrastructure (Damage, repairs and relocation)	
	(a) Repair any damage to existing public infrastructure caused by works carried out in association with the approved development. (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 in accordance with statutory requirements and adopted design standards. <i>NOTE: It is recommended applicants record their own dated photographic evidence of the condition of relevant existing public infrastructure both before and after works carried out in association with the approved development.</i>	Prior to survey plan endorsement for the relevant stage Prior to survey plan endorsement for the relevant stage.

STANDARD ADVICE

No.	Standard Advice
Roadworks and Stormwater	
1	Development Permit
	This approval shall comply with all the conditions of related approval as stipulated in EDQ PDA Decision Notice – Development Permit DEV-2026-WAR-4912 dated 11 August 2026, or as amended. The Applicant needs to be aware that the Currency Period of that Decision Notice may determine the validity period of this Decision Notice.
2	Extent of Checking by MEDQ
	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.
3	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 gazette 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>.
4	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>.
5	Approval does not include Building Works
	This approval is limited to civil works only and does not include approval of any building works that may appear on the drawings.

No.	Standard Advice
6	Road and Stormwater infrastructure
	In respect to Road and Stormwater infrastructure, the works shall be designed and constructed in accordance with the relevant City of Moreton Bay Council Planning scheme codes and policies. The current relevant planning scheme codes and policies are: 1. Works code; 2. Reconfiguring a lot codes; 3. PSP- Integrated Design; 4. PSP- Operational Works Inspection, Maintenance and Bonding Procedures. All of which may be downloaded free of charge from Council's website at www.moretonbay.qld.gov.au. The PSP- Operational Works Inspection, Maintenance and Bonding Procedures also contains details of other requirements such as: 1. arrangements for works going On or Off Maintenance; 2. inspection and testing; 3. checklists and certification proforma; 4. bonding procedures.
7	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
8	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.
Sewer and Water Infrastructure	
1	Works in roads
	Where works associated with the Connection Application results in works to be carried out in a publicly controlled place e.g. roads, it is the Applicant's responsibility to gain the necessary approvals from the relevant authority e.g. council, Department of Transport and Main Roads. It is the Applicant's responsibility to ensure that it has all necessary consents and approvals to carry out any works in a publicly controlled place prior to starting any such works. The approval for works in roads must be attached to the Request for Pre-start Meeting form.

No.	Standard Advice
2	The Aboriginal Cultural Heritage Act 2003
	The <i>Aboriginal Cultural Heritage Act 2003</i> commenced in Queensland on April 16, 2004 and establishes a Duty of Care for indigenous cultural heritage. This applies on all land and water, including freehold land. The Cultural Heritage Duty of Care lies with the person or entity conducting the activity. Penalty provisions apply for failing to fulfil the Cultural Heritage Duty of Care. Unitywater strongly advises the Applicant to contact the Cultural Heritage Co-ordination Unit on 07 3247 6212 to discuss any obligations under the <i>Aboriginal Cultural Heritage Act 2003</i>.
3	Level of service
	The Water and Sewerage Services Code for Small Customers in South East Queensland and the Unitywater's Customer Service Standard specify the level of service for Unitywater's water and sewerage services.
4	Other services
	It is the Applicant's responsibility to acquire the necessary approvals from the relevant authority or service provider to alter or relocate their service.
5	Other approval requirements and compliance with all laws
	This approval only authorises the connection to Unitywater's infrastructure. This approval does not remove the need for other approvals in order to carry out the necessary work for development. For example, the Applicant should consider the need to comply with relevant standards and obtain approvals for impacts arising from sediment and erosion control, flora and fauna and traffic/roads, including traffic management etc. The Applicant is responsible for obtaining all necessary approvals for its development and complying with all laws including all environmental laws.
6	Damage to existing services and assets
	At all times during construction, notify Unitywater immediately of any damage caused to existing water supply and sewerage services and assets above or below the ground. Proposed repairs must be referred to Unitywater for approval as soon as reasonably possible. Any repair work which proposes to alter or affect the alignment or level of existing water supply and/or sewerage services and assets must first be referred to Unitywater for approval.
7	No works authorised
	The applicant is not to carry out property infrastructure works or network works that are not approved by Unitywater, until after the necessary phase of water approval is granted.

No.	Standard Advice
8	Design and construction
	Prior to network works approval, any water supply and sewerage works must be designed in accordance with the <i>South East Queensland Water Supply and Sewerage Design and Construction Code</i> , Unitywater's Connections Administration Manual, or Unitywater's Accreditation and Certification Manual, and any other matter Unitywater considers to be relevant to the connection or establishment of its water services or sewerage services.
9	Work health and safety compliance
	At all times during construction and until works are accepted 'Off-Maintenance', the Applicant must comply with the <i>Work Health and Safety Act</i> and Regulations. Note: Should the Applicant fail to appoint a Principal Contractor within the meaning of that <i>Act</i> within the time required, the Applicant shall be the Principal Contractor under that <i>Act</i> and shall perform all duties of the Principal Contractor including but not limited to: Giving notice to the Director of Accident Prevention prior to commencing notifiable work; and Payment of the relevant fees under the <i>Act</i>.
10	Third party property
	If any infrastructure authorised by this approval is to be constructed on property that is not owned or controlled by the Applicant, it is the Applicant's or developer's responsibility to gain the necessary consents to install that infrastructure.
11	Connection to Unitywater water supply network
	All works associated with live water mains must be carried out by Unitywater at the developer's expense. Connections to the existing Unitywater water supply network must only be carried out by Unitywater Private Works section by application. Connections will only be completed after the new water supply infrastructure has been accepted 'On-Maintenance'. Works on or in close proximity to existing Unitywater infrastructure require consultation with Unitywater Private Works prior to commencement of construction. Private Works shall be contacted (allow a minimum of five working days for processing) prior to commencing work. The requirement for a Network Intervention application will require additional processing time.

No.	Standard Advice
12	Errors and omissions
	This approval shall not be taken to mean that the drawings have been checked in detail, Unitywater accepts no responsibility whatsoever for the survey information, the design, or for the accuracy of any information or detail contained in the drawings and specifications. Where errors or omissions occur in the design drawings or specifications, or where works do not conform to or meet Unitywater standards, the Applicant shall be responsible for arranging rectification to comply with those standards at no cost to Unitywater. Where approved drawings contain insufficient detail, or do not contain details of works that are either necessary or associated with the development then these works shall be designed, approved and constructed to Unitywater standards, as required by Unitywater. Unitywater reserves the right to request amendment of the approved drawings or request further information should this become necessary. Only the approved drawings shall be used for construction.
13	Existing water meter(s)
	The Applicant is advised that if the existing water meter currently serving the property will no longer be required, an application (Standard Connection Request) must be made to Unitywater to disconnect the meter. A fee is applicable for the disconnection of services. Refer to Unitywater Fees and Charges schedule at: Pricing, fees and charges.
14	Private Works
	The Applicant is advised that all connection works by Unitywater Private Works are quoted on application. Note: The Applicant must ensure works can commence within thirty (30) days once the quote has been paid. Unitywater reserves the right to requote when a period greater than thirty (30) days from time for payment has elapsed.

**** End of Package ****