

Our ref: DEV-2026-WAR-4913

17 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 Stormwater (Precinct 3, Bio Basin)
Property Location:	67-177 Litherland Road WAGTAIL GROVE QLD 4513
Property Description:	Lot 15 C31239

On 17 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.gov.au.

Yours sincerely



Xi Gan
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	67-177 Litherland Road WAGTAIL GROVE QLD 4513	
Lot on plan description	Lot number	Plan description
	Lot 15	C31239
PDA Development Approval details		
DEV Reference No.	DEV-2026-WAR-4913	
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	Stormwater (Bio Basin)	
Decision	EDQ has decided to grant <u>all</u> of the PDA Development Approval applied for, <u>subject to</u> PDA Development Conditions forming part of this Decision Notice.	
Decision date	17/08/2026	
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
• Locality Plan, Drawing Index	24-285-01 Rev. A	KN Group	23/04/2026
• General Layout Plan	24-285-02 Rev. A	KN Group	23/04/2026
• Bio Basin Sections	24-285-03 Rev. A	KN Group	23/04/2026
• Bio Basin Details	24-285-04 Rev. A	KN Group	23/04/2026
• Bio Basin Notes Sheet 1	24-285-05 Rev. A	KN Group	23/04/2026
• Bio Basin Notes Sheet 2	24-285-06 Rev. A	KN Group	23/04/2026
• Stormwater – Calculation and Gully Tables	24-285-07 Rev. A	KN Group	23/04/2026
• Stormwater Longitudinal Sections	24-285-08 Rev. A	KN Group	23/04/2026
• Stormwater Manhole Details	24-285-09 Rev. A	KN Group	23/04/2026

Submitting documentation to EDQ

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

- For conditions requiring Compliance Assessment via the [EDQ Customer Portal](#) or via developmentservices@edq.qld.gov.au.
- 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	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 Certification Procedures Manual (CPM).	At all times.

PDA Development Conditions		
No.	Condition	Timing
	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.	
A	Stormwater drainage.	Prior to backfilling stormwater trenches.
B	Bio Basin.	Prior to subsoil drains being laid and the filter media being installed.
C	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 Minister of Economic Development Queensland (MEDQ) 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.
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.

PDA Development Conditions		
No.	Condition	Timing
6	As Constructed Drawings	
A	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>. 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. Closed Circuit Television (CCTV) 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	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.
9	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.	At all times during construction.

PDA Development Conditions		
No.	Condition	Timing
	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.	
B	Provide a plan identifying locations where testing has occurred.	Prior to works being accepted On Maintenance.
10	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.
11	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.
12	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: 1. noise and dust in accordance with the EP Act; 2. 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; 3. contaminated land, where required under a site suitability statement prepared in accordance with section 389 of the EP Act; 4. complaints procedures; 5. site management: a) for the provision of safe and functional alternative pedestrian routes, past, through or around the site; b) to mitigate impacts to public sector entity assets, including street trees, on or external to the site; c) for safe and functional temporary vehicular access points and frequency of use; d) for the safe and functional loading and unloading of materials including the location of any remote loading sites; e) for the location of materials, structures, plant and equipment; f) of waste generated by construction activities;	Prior to commencing work

PDA Development Conditions		
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	g) detailing how materials are to be loaded/unloaded; h) of proposed external hoardings and gantries (with clearances to street furniture and other public sector entity assets); i) of employee and visitor parking areas; j) of anticipated staging and programming; k) for the provision of safe and functional emergency exit routes; and l) any out of hours work as endorsed via Compliance Assessment.	
B	A copy of the CMP submitted 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
13	Erosion and Sediment Management	
A	Submit to MEDQ an Erosion and Sediment Control Plan (ESCP), certified by a RPEQ or an accredited professional in erosion and sediment control, and prepared generally in accordance with the following: - construction phase stormwater management design objectives of the State Planning Policy 2017 (Appendix 2 Table A); - Healthy Land and Water Technical Note: Complying with the SPP – Sediment Management on Construction Sites	Prior to commencement of work
B	Implement the certified ESCP submitted under part a) of this condition.	During construction
14	Earthworks Batters	
	Where approved drawings do not include specifications for scour and erosion protection apply the following treatments to batter slopes: - Slopes of 1:6 or flatter – topsoil and seed - Slopes between 1:6 and 1:4 – topsoil and turf - 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.
15	Site works – Stormwater Runoff Quality	
	Carry out earthworks in accordance with the State Planning Policy - Water Quality and IECA Best Practice Erosion and Sediment Control document.	At all time during construction and until the site is suitably stabilised.

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	Note: a) Soil disturbances of greater than 1.0 hectares will require a site specific Erosion & Sediment Control Plan. b) Earthworks are to be undertaken to ensure that soil disturbances are staged into manageable areas of not greater than 3.5 hectares.	
16	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 4. Environmental Protection Act 1994; and 5. building demolition material.	At all times.
17	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.
18	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.
19	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	At all times during construction.

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	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.	
20	Entrance Barrier – Double Swing Gate	
	Provide a double swing gate at the maintenance access crossover where maintenance access connects to a public road, in accordance with IPWEAQ Standard Drawing GS-048.	Prior to works being
21	CCTV – Stormwater Pipes	
A	Provide a high definition Closed Circuit Television (CCTV) 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 an R.P.E.Q. 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 Registered Professional Engineer Queensland (RPEQ) 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.
22	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.
23	Maintenance Process for Public Bioretention Basin	
A	The entire bioretention basin shall function as a sediment basin	Until 80% of the

PDA Development Conditions		
No.	Condition	Timing
	during the build-out phase. Note: MEDQ may consider alternative solutions that achieve the same outcome.	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 Bioretention Systems: (produced by the Faculty for Advanced Water Biofiltration) requirements. 3. Planting out of the basin in accordance with the approved landscaping drawings.	Prior to the bioretention basin area being accepted On Maintenance as a sediment basin.
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 Certification Procedures Manual (CPM).	Once the contributing catchment achieves eighty percent (80%) build-out or a maximum of 2 years.
24	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.

STANDARD ADVICE

No.	Standard Advice
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-4913 dated 17 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.

**** End of Package ****