

Our ref: DEV-2026-WAR-4925

9 September 2026

Stockland Development Pty Ltd
C/- RPS Group
ben.heaton@rpsconsulting.com

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 Material Change of Use for Retirement Facility (315 sites)
Property Location:	60 Litherland Road, Wagtail Grove
Property Description:	Lot 5 C 311690 and Lot 4 RP 886161

On 9 September 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 Kate Wilson, Principal Planner on 07 3035 2046 or by email at kate.wilson@edq.qld.gov.au

Yours sincerely



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

Cc: Moreton Bay City Council

PDA Decision Notice

Site information		
Name of Priority Development Area (PDA)	Waraba	
Site address	60 Litherland Road, Wagtail Grove	
Lot on plan description	Lot number	Plan description
	5	C 311690
	4	RP 886161
PDA Development Approval details		
DEV Reference No.	DEV-2026-WAR-4925	
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	Retirement Facility (315 sites)	
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	9 September 2026	
Currency Period	6 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.	Wagtail Grove – Caboolture West – Land Lease Plan of Development – Precinct 2	139326 – 175 Rev. B	RPS	1 June 2026 (amended in red 2 September 2026)

2.	Wagtail Grove – Caboolture West - Land Lease Context Plan – Precinct 2	139326 – 177 Rev C	RPS	1 June 2026
3.	Wagtail Grove – Caboolture West - Land Lease Precinct Plan – Precinct 2	139326 – 154 Rev G	RPS	1 June 2026
4.	Wagtail Grove – Caboolture West - Land Lease Staging Plan – Precinct 2	139326 – 174 Rev C	RPS	1 June 2026
5.	Bushfire Attack Level Assessment	1.1	Litoria Consulting	27 November 2025
6.	Road Traffic Noise Assessment	247401.0052.R01V02	Trinity Consultants Australia	2 June 2026
7.	Waste Management Program	-	RPS	Undated
8.	Stormwater Management Plan	24 – 0761SMP01 – V2	Colliers	22 May 2026
10.	Landscape Master Plan – Halcyon Rivermont LLC	250091 - Revision 4	Place Design Group	4 June 2026
Supporting Documents				
9.	Concept Design Report – Halcyon Rivermont Community Facilities	Revision D	Archipelago	June 2026
11.	Powerlink response with conditions	DA5779.3	Powerlink	11 February 2026
12.	Concept Sewer and Water Reticulation Layout Plan	Drawing No. DA-0500 Revision D	Colliers	22 nd May 2026 (amended in red 27/8/2026)
13.	Transport and Main Roads – MBRC – 60-172 Litherland Rd, Upper Caboolture - Possible Future Requirement plan	Plan No. RP886161 Rev C	Transport and Main Roads	17 June 2022

Compliance assessment

Where a condition of this approval requires Compliance Assessment, the following is required;

a) The Applicant must:

- i) pay to EDQ at the time of submission the relevant fee for Compliance Assessment, including any third party peer review costs which will be charged on a 100% cost

recovery basis. The Compliance Assessment fees are set out in EDQ Development Assessment Fees and Charges Schedule¹ (as amended from time to time).

- ii) submit to EDQ a duly completed Compliance Assessment form².
- iii) submit to EDQ the documentation as required under the relevant condition.
- b) Where EDQ satisfied the documentation submitted for Compliance Assessment meets the requirements of the relevant condition (or element of the condition), EDQ will endorse the documentation and advise by written notice.
- c) Compliance Assessment and endorsement can be repeated where a different design or solution, to that already endorsed, is sought.
- d) The process and timeframes that apply to Compliance Assessment are as follows:
 - i) the Applicant submits items required under a) above to EDQ for Compliance Assessment.
 - ii) **within 20 business days** – MEDQ assesses the documentation and:
 - 1. if satisfied, endorses the documentation; or
 - 2. if not satisfied, notifies the Applicant accordingly.
 - iii) if the Applicant is notified under ii)2. above, revised documentation must be submitted **within 20 business days** from the date of notification.
 - iv) **within 20 business days** – EDQ assesses the revised documentation and:
 - 1. if satisfied, endorses the revised documentation; or
 - 2. if not satisfied, notifies the applicant accordingly.
 - v) where EDQ notifies the Applicant as stated under iv)2. above, repeat steps iii) and iv) above. If either party is not satisfied by the outcome of this process, that party can elect to enter into a mediation process with an independent mediator agreed to by both parties.

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

Submitting documentation to EDQ

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

- a) For conditions requiring Compliance Assessment via the [EDQ Customer Portal](#) or via developmentservices@edq.qld.gov.au.

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

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

- 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	
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. Maintain the Approved Development Maintain the approved development generally in accordance with the approved plans and documents and any other documentation endorsed via Compliance Assessment as required by these conditions.	At all times following commencement of use
3. Other Residential The applicant must operate the use under the <i>Manufactured Homes (Residential Parks) Act 2003</i> and ensure the manufactured homes are owner occupied by a maximum of 2 patrons, other than short term visitors.	At all times
4. Community Facilities – Compliance Assessment a) Submit to EDQ for Compliance Assessment a Community Facilities Concept Design Report for the Private Leisure Facilities on the approved plans. The report is to; i) Ensure the community facilities area is open and activated to the new Main Street to achieve a better interface and casual surveillance; ii) Include proposed colours, materials and finishes for all entries of the buildings adjoining the new Main Street; and iii) If fencing is required along the site frontages, provide a minimum 50% transparency, and a maximum height of 1.8 metres. b) Construct the works generally in accordance with the endorsed plans submitted under part a) of this condition.	a) Prior to commencement of building work b) Prior to commencement of use

PDA Development Conditions		
CONDITION		TIMING
5. Landscaping a) Submit to EDQ detailed landscape plans, certified by an AILA, for the development's landscape works. The detailed landscape plans must be designed generally in accordance with the approved Landscape Master Plan, and include; i) a minimum 2m wide landscape buffer along the external road frontages of the development between the site boundary and any fencing, as shown on the approved plans. The landscape buffer must include a combination and variety of ground covers, shrubs and feature trees. The landscape buffer does not include any retaining walls, fences, or the like. ii) details of the proposed colours, materials and finishes to break up the bulk of the combined retaining wall and acoustic fencing adjoining the external road network. The proposed colours, materials and finishes are to provide visual interest to the streetscape. b) Construct landscape works generally in accordance with the certified plans submitted under part a) of this condition.		a) Prior to commencement of building work b) Prior to commencement of use
6. Infrastructure Agreement In accordance with Section 88(1)(c) of the <i>Economic Development Act 2012</i>, carry out development in accordance with, and comply with the obligation in, the executed <i>Stockland Development Litherland Road Upper Caboolture Infrastructure Agreement</i> dated 14 June 2023 and as varied from time to time, between City of Moreton Bay and Stockland Development Pty Limited (ACN 000 064 835).		Prior to the commencement of use of each stage.
7. Developed Lot The use will not be able to commence until a survey plan for the higher order approval (Council Ref. DA/2026/1807 as amended) is registered with the Titles Office, the lot is provided access by a fully constructed public road (including footpaths and bridge) and connected to all necessary infrastructure including stormwater, reticulated water, sewerage, electrical and telecommunications, and the lot created as part of the survey plan is a Developed Lot as defined.		Prior to building work approval for the first (1st) dwelling.

PDA Development Conditions		
CONDITION		TIMING
8.	Road Closure (Litherland Road) Obtain approval for and provide evidence of gazettal of the road closure under Council Ref. DA/2025/4395 and EDQ Ref. RC-2026-4928.	Prior to building work approval for the first (1st) dwelling or the Private Leisure Facility – Secondary within Stage 2, whichever occurs first.
9.	Develop in Stages Develop the site generally in accordance with the stages identified on the approved plans in consecutive order, unless otherwise agreed to by the MEDQ in writing. Development must comply with each condition of the development approval as it relates to each stage, unless otherwise stated in the condition.	Prior to the commencement of use of each stage.
10.	Fencing Where an acoustic barrier is not required by the approved Acoustic Report, provide either of the following along the Litherland Road and new main street boundaries: 1. semi-transparent fencing; or, 2. no fencing or similar structure, unless otherwise required for a retaining wall. Fencing is to have a maximum height of 1.8 metres and a minimum 50 percent (%) transparency. No other screening materials such as bamboo, lattice, or the like are to be used.	Prior to the commencement of use of each stage, and to be maintained at all times.
11.	Extent of Dwellings Develop the dwellings on the site as follows: 1. A maximum of 315 dwellings containing two (2) or more bedrooms.	Prior to the commencement of use of each stage, and to be maintained at all times.

PDA Development Conditions		
CONDITION		TIMING
12. Vehicle Access	a) Construct the driveways to connect to the roundabouts: i) located generally in accordance with the approved plans; and ii) designed generally in accordance with PDA Guideline 13. b) Submit to EDQ RPEQ certification that the driveways and roundabout leg have been constructed in accordance with part a) of this condition.	a) Prior to commencement of use b) Prior to commencement of use
13. Car Parking	a) Construct, sign and delineate car parking spaces generally in accordance with <i>Australian Standard AS2890 – Parking Facilities</i> and the approved plans. b) Submit to EDQ RPEQ certification that parking facilities have been constructed in accordance with part a) of this condition.	a) Prior to commencement of use b) Prior to commencement of use
14. Bicycle Parking	a) Construct, sign and delineate bicycle parking facilities generally in accordance with <i>Australian Standard AS 2890.3:2015 Parking facilities, Part 3: Bicycle parking</i> and the approved plans. b) Submit to EDQ evidence demonstrating bicycle parking facilities have been constructed in accordance with part a) of this condition.	a) Prior to commencement of use b) Prior to commencement of use
15. Electrical Transformer	Ensure that where electrical transformers are located in the front setback (only where an internal road is not proposed) it is screened so that the transformer is not visible from any road frontage and achieves the following: 1. A combination of screening device and landscaping; 2. The screening device is constructed of durable, weather resistant materials; and 3. Is integrated with the design of the development and positively contributes to the streetscape. Where an internal road is proposed the transformer is to be located at the end of the roadway internal to the site with provision made for maintenance access through the site. Note: The use of barbed wire or metal prongs is not permitted	Prior to the commencement of use of each stage and to be maintained at all times.

PDA Development Conditions		
CONDITION		TIMING
16.	Sustainable Buildings – Private Leisure Facilities Development provides the design, construction and operation of sustainable buildings by demonstrating the achievement of: 1. a minimum 6 leaf EnviroDevelopment certification, or, 2. a minimum 4-star Green Star: Design and as Built certification, or, 3. an equivalent rating under an alternative rating system.	Prior to the commencement of use of each stage, and to be maintained at all times.
17.	Electric Vehicle Readiness – Communal Areas a) Include electric vehicle readiness in the development as follows: i) Provision of electrical capacity for Basic (slow) Electric Vehicle Supply Equipment (EVSE) chargers for 2 visitor parking bays at the Entry & Sales Precinct; and ii) Provision of conduits, cable trays and/or wiring from distribution boards to individual parking spaces for 15% of all visitor parking bays (during construction) to enable future Basic (slow) EVSE installation; iii) Installation of 2 EVSE Chargers within provision bays at the Entry & Sales Precinct entry. - iv)	Prior to the commencement of use of each stage, and to be maintained at all times.
18.	Outdoor Lighting Outdoor lighting within the site is to be designed and constructed in accordance with <i>Australian Standard AS 4282:1997 Control of the Obtrusive Effects of Outdoor Lighting</i> .	Prior to commencement of use
19.	Street Numbering and Building Names Install street numbering and lockable mail boxes. Ensure street numbers and any building names are prominently displayed at the road frontage of the site, to enable identification by emergency services.	Prior to the commencement of use of the first stage and to be maintained at all times.
20.	Screen Fencing Construct a screen fence along the road frontage boundaries of the development as shown on the approved plans and setback behind any landscape buffers shown on the approved plans.	Prior to the commencement of use of each stage, and to be maintained at all times.
21.	Screening of Utility Areas and Services Screen utility areas, mechanical plant, clothes drying and storage areas on the site from direct view from any adjoining road or public space if not visually integrated into building design.	Prior to the commencement of use of each stage, and maintained at all times.

PDA Development Conditions		
CONDITION		TIMING
22.	On Site Services Ensure garbage bin areas, rainwater tanks, hot water tanks, gas bottles and air conditioners are: 1. Located in the rear setback; or 2. Located in the side setbacks and include screening (e.g. fencing or landscaping) from view of any road frontage; or 3. Entirely underground where located in the front setback. Note: Rainwater tanks are not permitted within easements.	Prior to the commencement of use of each, and to be maintained.
23.	Water and / or Sewerage Submit to EDQ a Certificate of Completion or Provisional Certificate of Completion (for each stage where there are stages) for the development from the Northern SEQ Distributor–Retailer Authority (Unitywater) confirming: 1. A reticulated water supply network connection is available to the land; and 2. A sewerage network connection is available to the land; and 3. All the requirements of Unitywater have been satisfied.	Prior to the commencement of use of each stage.
24.	Telecommunications a) Submit to EDQ documentation from an authorised telecommunication service provider confirming that an agreement has been entered into for the provision of underground telecommunication services to the approved development. b) Connect the approved development in accordance with the documentation submitted under part a) of this condition.	Prior to commencement of use
25.	Broadband a) Submit to EDQ written agreement, from an authorised telecommunications service provider, confirming that fibre-ready pit and pipe infrastructure designed to service the approved development can accommodate services compliant with <i>Industry Guideline G645:2017 Fibre-Ready Pit and Pipe Specification for Real Estate Development Projects</i>. b) Construct the fibre-ready pit and pipe infrastructure specified in the agreement submitted under part a) of this condition.	a) Prior to commencement of use b) Prior to commencement of use

PDA Development Conditions		
CONDITION		TIMING
26. Electricity		
A	Provide an <u>underground</u> electricity supply connection to each proposed dwelling from an electricity supply network pole. There is to be no use of private property poles.	Prior to the commencement of use of each stage.
B	Submit certification from a licensed surveyor, Registered Professional Engineer of Queensland (RPEQ) or registered building surveyor that any electricity connections and infrastructure made redundant by the development is removed with the land reinstated.	
27. Plan of Development	Carry out the approved development generally in accordance with the approved Plan of Development and any documentation endorsed via Compliance Assessment as required by these conditions.	To be maintained at all times.
28. Bushfire Attack Level Assessment	Undertake development generally in accordance with the approved Bushfire Attack Level Assessment.	Prior to the commencement of use of each stage, and to be maintained at all times.
29. Stockpiles of Construction and Landscaping Materials	Locate any stockpiles of construction and landscaping materials and other site debris clear of environmental areas, tree protection zones, drainage lines and clear of any position from which it could be washed onto any footpath, nature strip, roadway or into any drain, wetland or watercourse.	At all times
30. Waste Management Program		
A	Implement the waste management arrangements identified on the approved plan. Note: This development will use individual wheelie bins serviced at the kerbside of the internal street.	Prior to the commencement of use of each stage.
B	Implement the approved waste management program.	Prior to the commencement of use of each stage, and to be maintained at all times.
C	Manage waste in accordance with SC 6.22 Planning Scheme Policy - Waste.	At all times.
D	Bin presentation locations must be provided with a minimum of 1 metre clearance from obstructions such as plants, letterboxes, screens, downpipes, windows, fencing and the like.	Prior to the commencement of use of each stage, and to be maintained at all

PDA Development Conditions		
CONDITION		TIMING
		times.
31.	Acoustic Attenuation Measures	
A	Provide the following acoustic attenuation measures as specified in the Road Traffic Noise Assessment prepared by Trinity Consultants Australia including: 1. An acoustic barrier. 2. Glazing, ceiling and wall treatments. 3. Mechanical ventilation or air-conditioning to specified rooms.	Prior to the commencement of use of each stage, and to be maintained at all times.
B	Provide certification from a suitably qualified person that the above attenuation measures have been installed/implemented in accordance with the specifications of the Road Traffic Noise Assessment prepared by Trinity Consultants Australia.	Prior to the commencement of use of each stage.
ENGINEERING		
32.	Certification of Operational Work	
	Carry out all Operational Work under this approval in accordance with the <i>Certification Procedures Manual</i> .	At all times
33.	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.	Prior to the commencement of use of each stage.
B	Where 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 the External Authority's 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>	
34.	Stormwater	
	Carry out the development to ensure that adjoining properties, reserves and roads are protected from ponding or nuisance from stormwater as a result of any works undertaken.	To be maintained at all times.
35.	Stormwater Management (Quality)	
A	a) Submit to EDQ detailed engineering drawings, certified by a RPEQ, for stormwater treatment devices designed generally in accordance with:	a) Prior to commencement

PDA Development Conditions		
CONDITION		TIMING
	i) <i>PDA Guideline No. 13 Engineering standards – Stormwater quality</i> and: ii) The approved Stormwater Management Plan. b) Construct stormwater works generally in accordance with the certified plans submitted under part a) of this condition	of stormwater works b) Prior to the commencement of use of each stage.
36.	Stormwater Management (Quantity)	
	a) Submit to EDQ detailed engineering drawings and hydraulic calculations, certified by a RPEQ, for the stormwater drainage system designed generally in accordance with <i>PDA Guideline No. 13 Engineering standards – Stormwater quantity</i> and the approved stormwater management plan b) Construct stormwater works generally in accordance with the certified plans submitted under part a) of this condition. c) Submit to EDQ "as constructed" plans, certified by a RPEQ including an asset register in a format acceptable to Council.	a) Prior to commencement of stormwater works b) Prior to commencement of use c) Prior to commencement of use.
37.	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.	During construction unless otherwise endorsed
38.	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 ¹ .	Minimum of 10 business days prior to proposed out of hours work commencement date
	¹ The out of hours work request form is available at EDQ's website.	
39.	Construction Management Plan	
A	Submit to EDQ 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),	At all times.

PDA Development Conditions		
CONDITION		TIMING
	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: - for the provision of safe and functional alternative pedestrian routes, past, through or around the site; - to mitigate impacts to public sector entity assets, including street trees, on or external to the site; - for safe and functional temporary vehicular access points and frequency of use; - for the safe and functional loading and unloading of materials including the location of any remote loading sites; - for the location of materials, structures, plant and equipment; - of waste generated by construction activities; - detailing how materials are to be loaded/unloaded; - of proposed external hoardings and gantries (with clearances to street furniture and other public sector entity assets); - of employee and visitor parking areas; - of anticipated staging and programming; - for the provision of safe and functional emergency exit routes; and - any out of hours work as endorsed via Compliance Assessment.	
B	A copy of the CMP submitted under part (A) of this condition must be current and available on site.	During construction
C	Carry out all construction work generally in accordance with the CMP submitted under part (A) of this condition.	During construction
40. Erosion and Sediment Management		
A	Submit to EDQ 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); <i>Healthy Land and Water Technical Note: Complying with the SPP – Sediment Management on Construction Sites.</i>	Prior to commencing work

PDA Development Conditions		
CONDITION		TIMING
B	Implement the certified ESCP submitted under part a) of this condition.	During construction
41.	Traffic Management Plan	
A	Submit to EDQ a Traffic Management Plan (TMP), certified by a person holding a current Traffic Management Design qualification. The TMP must include the following: a. provision for the safe and functional management of traffic around and through the site during and outside of construction work hours; b. provision for the safe and functional management of pedestrian traffic, including alternative pedestrian routes past, through or around the site; c. provision of parking for workers and materials delivery; d. risk identification, assessment and identification of mitigation measures; e. ongoing monitoring, management review and certified updates (as required); and f. traffic control plans and/or traffic control diagrams, prepared in accordance with Austroads Guide to Temporary Traffic Management, for any temporary part or full road closures	Prior to commencing work.
B	Carry out all construction work generally in accordance with the certified TMP submitted under part a) of this condition, which is to be current and available on site.	During construction
	<i>NOTE: Operational traffic changes, such as temporary and permanent lane modifications, relaxation of clearway zone hours or footpath closures may require authorisation from Council or DTMR as road manager. It is recommended that applicants engage directly with the applicable road manager</i>	
42.	Earthworks	
A	Submit to EDQ detailed earthworks plans, certified by a RPEQ, and designed generally in accordance with: 1. Australian Standard AS3798 – 2007 Guidelines on Earthworks for Commercial and Residential Developments; and 2. the approved / supporting plans. The certified earthworks plans are to: a. include a geotechnical soils assessment of the site;	Prior to commencing work

PDA Development Conditions		
CONDITION		TIMING
	b. accord with the Erosion and Sediment Control Plans, as required by condition 40 – Erosion and sediment management; c. include the location and finished surface levels of any cut and/or fill; d. detail areas where dispersive soils will be disturbed, treatment of dispersive soils and their rehabilitation; e. provide details of any areas where surplus soils are to be stockpiled; f. detail protection measures to: i. ensure adjoining properties and roads are not impacted by ponding or nuisance stormwater resulting from earthworks associated with the approved development; ii. preserve all drainage structures from structural loading impacts resulting from earthworks associated with the approved development; and g. where rock or ground anchors are required within adjoining road or land, include consents from relevant road manager(s) and/or landowner(s). a) Carry out earthworks generally in accordance with the certified plans submitted under part (A) of this condition. b) Submit to EDQ RPEQ certification that: i) all earthworks have been carried out generally in accordance with the certified plans submitted under part a) of this condition; and ii) any unsuitable material encountered has been treated or replaced with suitable material.	
43. Retaining Walls		
A	Submit to EDQ detailed engineering plans, certified by a RPEQ, of all retaining walls 1m or greater in height. Retaining walls must be: 1. certified to achieve a minimum 50 year design life; 2. designed generally in accordance with AS4678 – Earth Retaining Structures and relevant material standards (e.g. AS3600 – Concrete Structures); 3. located and designed generally in accordance with the approved plans	Prior to commencing work.
B	Construct retaining walls generally in accordance with the certified plans required under part a) of this condition.	Prior to commencement of use of each stage.
C	Submit to EDQ certification from an RPEQ that all retaining wall	

PDA Development Conditions		
CONDITION		TIMING
	works 1.0m or greater in height have been constructed generally in accordance with the certified plans submitted under part a) of this condition.	
44.	Access, Internal Roadways, Parking and Servicing Areas	
A	Design and construct sealed (concrete or bitumen) accesses, internal roadways, parking and servicing areas (and associated works), in accordance with the approved plans and documents of development, the Department of Transport and Main Roads Manual of Uniform Traffic Control Devices (MUTCD), Australian Standards and the MBRC Planning Scheme current at the time of the building works application.	Prior to the commencement of use of each stage and maintained at all times.
B	Provide a dedicated mini-bus setdown at the location shown on the Land Lease Precinct Plan - Precinct 2 prepared by RPS, dated 1 st June 2026, Plan ref: 139326 – 153 Revision G, or as amended.	
C	The bus setdown facility in part (B) of this condition, must be in accordance with the Disability Standards for Accessible Public Transport 2002 made under subsection 31(1) of the Disability Discrimination Act 1992 and include the following components: 1. a bus zone with minimum capacity for the setdown of 1 x 12 seater mini-bus of 6m in length and 2.4m in width (including side mirrors) flush with the kerb; 2. signage designating it as a bus zone, such as R5-20 signs and pavement marking in accordance with AS1742.11 – Manual of uniform traffic control devices, Part 11: Parking controls; 3. lighting in accordance with AS/NZS 1158.3.1 – Lighting for Roads and Public Spaces, Part 3.1: Pedestrian Area (Category P) Lighting – Performance and Design Requirements; 4. access and hardstand, and shelter with seats, for waiting and boarding/alighting passengers.	
D	Provide certification from a suitably qualified Registered Professional Engineer Queensland (RPEQ) that all works have been designed and constructed in accordance with this permit condition.	Prior to the commencement of use of each stage
45.	TMR – Future State-controlled Road - Land Requirements	
	The land identified as ‘future requirement area’ as shown on the Possible Future Requirement Plan for Lot 4 RP886161, prepared by Transport and Main Roads, Rev C. must be kept free of any new permanent buildings, structures and improvements (including road links, utility services and stormwater management measures) above and below ground.	At all times.

PDA Development Conditions		
CONDITION		TIMING
46.	TMR – Future State-controlled Road - Fencing Fencing sufficient to prevent unauthorised access by people and vehicles must be provided along the site boundary/boundaries with the ‘possible future requirement area’.	Prior to the commencement of use of the first stage and to be maintained at all times.
47.	Infrastructure Charges Pay to MEDQ infrastructure charges in accordance with the IFF, indexed to the date of payment. Where the application is an MCU, certified and submitted plans detailing the GFA must also be provided at the time of payment.	In accordance with the IFF
REFERRAL AGENCY		
48.	Referral Agency – Powerlink b) Comply with the conditions of the Powerlink response dated 11 February 2026 (reference: DA5779.3) or as amended. c) Provide certification to EDQ prepared by Powerlink or a suitably qualified person demonstrating the requirements of Powerlink have been met.	At all times.
49.	Referral Agency – Unity Water – Connection Approval This approval authorises and is limited to connection of network infrastructure and property services infrastructure at Lot 4 RP886161 and Lot 5 C311690 to Unitywater’s network infrastructure, and is subject to the following; a) This approval lapses if the first master meter connection is not completed within 4 years after the date of this water approval. b) 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. c) Do not exceed the demands for each stage and the total demand set out in the Table below;	a) At all times b) At all times c) At all times

PDA Development Conditions																																	
CONDITION				TIMING																													
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	Where the demand is determined in accordance with the water infrastructure agreement 'Waraba Neighbourhood Development Plan 1 & 2 (Precincts 1 to 6), Rivermont- Sewer and Water' (WIA). Specifically: <table><tr><th>Land Use</th><th>Water Supply Network</th><th>Sewerage Network</th></tr><tr><td>Land Lease Dwelling</td><td>1.90 EP per dwelling</td><td>1.90 EP per dwelling</td></tr></table>	Land Use	Water Supply Network	Sewerage Network	Land Lease Dwelling	1.90 EP per dwelling	1.90 EP per dwelling																										
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	d) Carry out any change to Unitywater's existing infrastructure authorised by this approval at no cost to Unitywater. e) Provide easements over water supply mains, sewerage gravity mains and rising mains: - in accordance with the Southeast Queensland Water Supply and Sewerage Design and Construction Code; and - with Unitywater's most current registered dealing held by the State Department of Natural Resources, Mines and Energy without alteration or amendment. f) Metered water service connection points – existing mains (proposed building use)	d) At all times during construction and until works are accepted 'Off-Maintenance' e) Prior to the connection to Unitywater network.																															

PDA Development Conditions		
CONDITION		TIMING
	- Submit an approved plan to Unitywater's Private Works section and obtain a quote for Unitywater to carry out the required service connection as per the approved documents and Concept Sewer and Water Reticulation Layout Plan prepared by Colliers, Drawing No. DA-0500 Revision D (Supporting Plan) subject to conditions of this water approval and in accordance with the requirements of the South East Queensland Water Supply and Sewerage Design and Construction Code. - Pay Unitywater, as specified in Unitywater's Private Works quotation, to carry out the required service connection specified above; - Maintain the containment protection/backflow prevention testable device(s) installed at the metered connection to the site in accordance with the relevant authority's requirements to ensure the containment/backflow operational objectives are met. g) Submit RPEQ-certified drawings and obtain formal acceptance from Unitywater for the items listed below, including but not limited to: - Water master meter arrangement: Demonstrate compliance with the current SEQ Code requirements; - Water connection details: Clearly identify the scope of works to be undertaken by Unitywater Private Works; - Sewer connection details: Clearly identify the scope of works to be undertaken by Unitywater Private Works, specify the development stage to which each connection relates, etc. h) Complete all other preceding network works that the works in this stage of development are dependent on to properly function. Demonstrate completion of works by providing an On Maintenance Certificate(s) for the works documented in the following water approval(s): - Rivermont Trunk Water Main Package 1, DA/2026/1205, Unitywater reference: APP-24779 - Rivermont Trunk Sewer Package 1, DA/2026/6442, Unitywater reference: APP-22094	f) Prior to the works being carried out and prior to on maintenance g) Prior to requesting Unitywater's Private Works quotation h) Prior to connection of first stage to the Unitywater network

ADVICE	
1.	Aboriginal Cultural Heritage Act 2003
	The <i>Aboriginal Cultural Heritage Act 2003</i> commenced in Queensland on April 16, 2004. The Act provides blanket protection of Aboriginal cultural heritage sites and places, including significant areas and objects, as well as archaeological remains. The Act also recognises that Aboriginal cultural heritage parties are key stakeholders in the assessment and management of Aboriginal cultural heritage. Under the Act, if a proposed activity involves disturbance of the ground surface, cultural heritage Duty of Care must be considered. This involves consideration of whether an activity is <i>likely</i> to harm Aboriginal cultural heritage. This may require involvement from the relevant Aboriginal cultural heritage party. Cultural heritage Duty of Care compliance ultimately lies with the person or entity conducting the activity, and penalty provisions apply for failing to fulfil this Duty of Care. It is strongly advises that before undertaking the land use activity, you refer to the cultural heritage duty of care - Department of Aboriginal and Torres Strait Islander Partnerships (Queensland Government) for further information regarding the responsibilities of the developer.
2.	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 <i>Biosecurity Act 2014</i>, 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
3.	Environmental Protection Act
	It remains the duty of care of the person undertaking an activity not to cause Environmental Harm as defined under the <i>Environmental Protection Act 1994</i> .
4.	Nature Conservation (Koala) Conservation Plan
	The premise is located in Koala District A. <i>The Nature Conservation (Koala) Conservation Plan 2017</i> requires that the clearing of koala habitat trees in District A must be carried out as outlined in Part 3 of the plan including: 1 Compliance with the sequential clearing conditions outlined in Section 10 of the plan; 2 If in a Koala Habitat Area - Koala spotter needed for clearing, in a koala habitat area, koala habitat trees having a trunk of a diameter of more than 10cm at 1.3m above the ground.
5.	Nature Conservation (Wildlife Management) Regulation
	In Queensland, the Nature Conservation (Animals) Regulation 2020, legislates that it is an offence to tamper with an animal breeding place that is being used by a protected

	animal to incubate or rear the animal's offspring. For any proposed activity that will impact on breeding places of protected animals that are classified as extinct, in the wild, endangered, vulnerable, near threatened (EVNT), special least concern, colonial breeder or least concern, a Species Management Plan (or Damage Mitigation Permit if the person removing or tampering holds a DMP for the relevant species) for that species will be required. Animal breeding places include obvious structures such as bird nests and tree hollows, as well as more cryptic places such as amphibian or reptile habitat where breeding takes place.
6.	Nature Conservation (Plants) Regulation 2020
	In Queensland, the Nature Conservation (Plants) Regulation 2020, legislates that it is an offence to clear critically endangered, endangered, vulnerable and near threatened plants that are growing in the wild (including areas mapped as Category X). Where clearing of vegetation is located within a mapped high risk area a suitably qualified person must undertake a flora survey in accordance with the Department of Environment and Science Flora Survey guideline and a protected plant clearing permit is required from the Department of Environment and Science before clearing can commence. https://www.qld.gov.au/environment/plants-animals/plants/protected-plants/clearing
7.	Biosecurity Act 2014
	The Biosecurity Act 2014 commenced on 1 July 2016 and established a framework to regulate and control invasive plants and animals. Under the Biosecurity Act 2014, landowners are responsible for taking all reasonable and practical steps to minimise the risks associated with invasive plants and animals under their control. This obligation is known as the general biosecurity obligation (GBO).
8.	EPBC Act (Commonwealth)
	The Act is set to protect and govern matters of National Environmental Significance, this includes flora, fauna, ecological communities and heritage places. All potential impacts are required to be assessed against the EPBC Act. A Protected Matters search has revealed some Matters of National Significance (MNES) that have potential to be found on site It should be noted that a referral under the Act is not mandatory and the ultimate risk of not referring the action when there is potential to impact a matter of National Ecological Significance lies solely with the proponent.
9.	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
10.	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.

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 ****