

Our ref: DEV-2026-WAR-5249

21 September 2026

Angus Livingstone
Senior Civil Engineer
KN Group Pty Ltd
angus.livingstone@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 Sewer & Water Infrastructure – Connection Application Demand for Precincts 2 & 3
Property Location:	60 and 67-177 Litherland Road WAGTAIL GROVE
Property Description:	Lot 4 RP 886161, Lot 5 C 311690 & Lot 15 C31239

On 21 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 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: Moreton Bay Council, Unity Water

PDA Decision Notice

Site information		
Name of Priority Development Area (PDA)	Waraba	
Site address	60 and 67-177 Litherland Road WAGTAIL GROVE	
Lot on plan description	Lot number	Plan description
	Lot 4	RP 886161
	Lot 5	C 311690
	Lot 15	C31239
PDA Development Approval details		
DEV Reference No.	DEV-2026-WAR-5249	
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	Connection Application Demand for Precincts 2 & 3	
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	21/09/2026	
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
• Wagtail Grove – Caboolture West, RAL Proposal Plan – Overall, Cancelling Lot 15 C31239, Lot 4 RP886161 & 5 C311690	139326-130 Rev F	RPS	08/04/2026
• Wagtail Grove – Caboolture West, RAL Proposal Plan – Precinct 2, Cancelling Lot 4 RP886161 & 5 C311690	139326-122 Rev E	RPS	12/03/2026
• Wagtail Grove – Caboolture West, RAL Proposal Plan – Precinct 3, Cancelling Lot 15 C31239	139326-123 Rev E	RPS	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:

- For conditions requiring Compliance Assessment submit 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, submit via the CPM [Digital Submission system](#)
- For all other conditions requiring the submission of material, submit via prepostconstruction@edq.qld.gov.au

PDA Development Conditions					
No.	Condition				Timing
1	Connection Approval Conditions				
	This water approval authorises and is limited to connection of network infrastructure and property services infrastructure at Lot 4 RP 886161, Lot 5 C 311690 & Lot 15 C31239 to Unitywater’s network infrastructure, subject to the following conditions.				At all times.
2	Authority to Enter				
	The property owner authorises <i>Minister of Economic Development Queensland</i> (MEDQ) and 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.
3	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.
4	Approved Maximum Demand Allocation				
	a) Do not exceed the demands for each stage and the total demand set out in the Table below. b) Retirement Facility (Land Lease Community) in Stage 3 and any development within Neighbourhood Hub in Stage 13 are not part of this permit.				At all times.
		Number of Lots		Demand (Equivalent Persons)	
	Stage	Residential (Lot Area >225m2)	Residential (Lot Area <225m2)	Water	Sewer
	Precinct 2				
	1	17	0	50.8	50.8
	2	17	4	59.8	59.8
	7	7	0	20.9	20.9
	8	20	0	59.8	59.8

PDA Development Conditions																		
No.	Condition					Timing												
	9	20	6	73.3	73.3													
	10	24	6	85.3	85.3													
	11	2	38	91.5	91.5													
	12	2	4	15.0	15.0													
	Precinct 3																	
	3	25	0	74.8	74.8													
	4	19	5	68.1	68.1													
	5	23	0	68.8	68.8													
	6	9	8	44.9	44.9													
	TOTAL	185	71	713	713													
	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>Residential (Lot area > 225m²)</td><td>2.99 equivalent persons (EP) per lot</td><td>2.99 EP per lot</td></tr><tr><td>Residential (Lot area < 225m²)</td><td>2.25 equivalent persons (EP) per lot</td><td>2.25 EP per lot</td></tr><tr><td>Multi-Unit Dwelling</td><td>2.25 EP per dwelling</td><td>2.25 EP per dwelling</td></tr></table>						Land Use	Water Supply Network	Sewerage Network	Residential (Lot area > 225m ²)	2.99 equivalent persons (EP) per lot	2.99 EP per lot	Residential (Lot area < 225m ²)	2.25 equivalent persons (EP) per lot	2.25 EP per lot	Multi-Unit Dwelling	2.25 EP per dwelling	2.25 EP per dwelling
	Land Use	Water Supply Network	Sewerage Network															
	Residential (Lot area > 225m ²)	2.99 equivalent persons (EP) per lot	2.99 EP per lot															
	Residential (Lot area < 225m ²)	2.25 equivalent persons (EP) per lot	2.25 EP per lot															
Multi-Unit Dwelling	2.25 EP per dwelling	2.25 EP per dwelling																
5	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’.												
6	Easements																	
	Provide easements over water supply mains, sewerage gravity mains and rising mains:					Prior to the connection to Unitywater network.												

PDA Development Conditions		
No.	Condition	Timing
	a) in accordance with the South East Queensland Water Supply and Sewerage Design and Construction Code; b) the water Infrastructure agreement - 'Waraba Neighbourhood Development Plan 1 & 2 (Precincts 1 to 6), Rivermont-Sewer and Water' (WIA), and c) with Unitywater's most current registered dealing held by the State Department of Natural Resources, Mines and Energy without alteration or amendment.	
7	Reticulated water supply – Reconfiguring a Lot (Residential)	
	a) Provide reticulated water supply to all lots within the development, including a metered water service line to each lot and connection(s) to Unitywater's existing water supply network in accordance with the: ○ Unitywater's Connections Policy and the South East Queensland Water Supply and Sewerage Design and Construction Code ○ Water infrastructure agreement 'Waraba Neighbourhood Development Plan 1 & 2 (Precincts 1 to 6), Rivermont- Sewer and Water' (WIA). b) Compile, submit and obtain approval for engineering drawings and specifications detailing the works required by item a) above. c) The developer must pay all costs associated with the connection, inspection and acceptance of the proposed works.	a) Prior to the issue of the Certificate of Completion. b) Prior to the commencement of the works. c) At the time the works are carried out.
8	Sewerage reticulation – Reconfiguring a Lot (Residential and Non-Residential)	
	a) Provide reticulated sewerage to all lots within the development, including a property connection to each lot and connection(s) to Unitywater's existing sewerage network in accordance with the: ○ Unitywater's Connections Policy and the South East Queensland Water Supply and Sewerage Design and Construction Code ○ Water infrastructure agreement 'Waraba Neighbourhood Development Plan 1 & 2 (Precincts 1 to 6), Rivermont- Sewer and Water' (WIA).	a) Prior to the issue of the Certificate of Completion. b) Prior to the commencement of the works. c) At the time the works are carried out.

PDA Development Conditions		
No.	Condition	Timing
	b) Compile, submit and obtain approval for engineering drawings and specifications detailing the works required by item a) above. c) The developer must pay all costs associated with the connection, inspection and acceptance of the proposed works.	
9	Ensure Completion of Dependent Infrastructure	
	Ensure all dependent infrastructure is completed and On Maintenance.	Prior to the earlier of the issue of the Certificate of Completion OR connection to the Unitywater network
10	Other Land in Sewerage Catchment to be Controlled by and have access to Sewerage Network Constructed in the Development Area	
	Design and construct the sewerage reticulation and trunk network for the development with suitable parameters – pipe alignment, size, grade and depths to Invert Level. This requires, but is not limited to, extending the sewerage network to adjacent property(ies) or stage boundary(ies) to facilitate future extension of the sewerage network – reticulation mains or property connection infrastructure – as part of subsequent development of the other land. In some circumstances, the other land, identified as being within the same sewerage catchment in which the development is situated, may have surface contour topography that falls away from the direction of the sewerage network grade. This must be accounted for in design of the sewerage network to enable the other land within the sewerage catchment to be fully controlled.	With the connection application for Network Works; and prior to requesting the Certificate of Completion. OR Prior to connection to the Unitywater sewerage network.
11	Infrastructure Charges	
	Financial contributions for this development are required in accordance with the Water infrastructure agreement 'Waraba Neighbourhood Development Plan 1 & 2 (Precincts 1 to 6), Rivermont- Sewer and Water' (WIA).	Prior to requesting the Certificate of Completion from Unitywater or lodgement of a request for registration of a Plan of Subdivision.

PDA Development Conditions		
No.	Condition	Timing
12	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. 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.	Prior to survey plan endorsement for the relevant stage.

STANDARD ADVICE

No.	Standard Advice
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.
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 the 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.

No.	Standard Advice
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.
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.

No.	Standard Advice
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.
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: <u>Pricing, fees and charges.</u>

No.	Standard Advice
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 ****