DELIVERING FOR QUEENSLAND | Queensland Government

Economic Development Queensland

Our ref: DA-2026-CMP-5045

01/10/2026

Daryl Walker
Director
Civil Walker
daryl@civilwalker.com.au

Dear Applicant

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

Priority Development Area (PDA):	
PDA Development Type:	**Operational Works for Earthworks, Roadworks, Stormwater, Water Supply & Sewerage Infrastructure Works**
Property Location:	**900L and 901L Moroney Avenue, Edmonton**
Property Description:	**Lot 900 on SP340620 and Lot 901 on SP323466**

On 01/10/2026, 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 Matt Sturley on (07) 3214 9569 or by email at Matt.Sturley@edq.qld.gov.au.

Yours sincerely



Biraj Dangole
Manager (Engineering)
Development Services
Economic Development Queensland

Cc: Cairns Regional Council

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ABN 76 590 288 697

PDA Decision Notice

Site information		
Name of Priority Development Area (PDA)	Mt Peter	
Site address	900L and 901L Moroney Avenue, Edmonton	
Lot on plan description	Lot number	Plan description
	900	SP340620
	901	SP323466

PDA Development Approval details	
DEV Reference No.	DA-2026-CMP-5045
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	Operational Works for Earthworks, Roadworks, Stormwater, Water Supply & Sewerage
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	01/10/2026
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.

	Plan/Document Name	Reference No.	Prepared By	Date
1	COVER SHEET, DRAWING INDEX & LOCALITY	164-002-C200	CivilWalker Consulting Engineers	31.08.26

2	IMPORTANT NOTES	164-002-C201	CivilWalker Consulting Engineers	22.09.26
3	GENERAL ARRANGEMENT	164-002-C202	CivilWalker Consulting Engineers	22.09.26
4	EARTHWORK & SITE LEVELS	164-002-C203	CivilWalker Consulting Engineers	31.08.26
5	MORONEY AVENUE LONGITUDINAL SECTION	164-002-204	CivilWalker Consulting Engineers	31.08.26
6	MORONEY AVENUE CROSS SECTIONS	164-002-205	CivilWalker Consulting Engineers	31.08.26
7	OSTIN TERRACE LONGITUDINAL SECTION	164-002-C206	CivilWalker Consulting Engineers	31.08.26
8	OSTIN TERRACE CROSS SECTIONS - SHEET 1 OF 2	164-002-C207	CivilWalker Consulting Engineers	31.08.26
9	OSTIN TERRACE CROSS SECTIONS - SHEET 2 OF 2	164-002-C208	CivilWalker Consulting Engineers	31.08.26
10	DRIVEWAY 1 LONGITUDINAL & CROSS SECTIONS	164-002-C209	CivilWalker Consulting Engineers	31.08.26
11	DRIVEWAY 2 LONGITUDINAL & CROSS SECTIONS	164-002-C210	CivilWalker Consulting Engineers	31.08.26
12	MORONEY AVENUE / OSTIN TERRACE SET-OUT DETAILS	164-002-C211	CivilWalker Consulting Engineers	31.08.26
13	STORMWATER DRAINAGE LAYOUT	164-002-C212	CivilWalker Consulting Engineers	31.08.26
14	STORMWATER DRAINAGE LONGITUDINAL SECTIONS	164-002-C213	CivilWalker Consulting Engineers	22.09.26
15	STORMWATER DRAINAGE GENERAL DETAILS	164-002-C214	CivilWalker Consulting Engineers	31.08.26
16	DRAIN A DETAILS - SHEET 1 OF 2	164-002-C215	CivilWalker Consulting Engineers	31.08.26
17	DRAIN A DETAILS - SHEET 2 OF 2	164-002-C216	CivilWalker Consulting Engineers	31.08.26

18	DRAIN B DETAILS SHEET 1 OF 2	164-002-C217	CivilWalker Consulting Engineers	31.08.26
19	DRAIN B DETAILS - SHEET 2 OF 2	164-002-C218	CivilWalker Consulting Engineers	31.08.26
20	DRAIN C DETAILS SHEET 1 OF 2	164-002-C219	CivilWalker Consulting Engineers	31.08.26
21	DRAIN C DETAILS - SHEET 2 OF 2	164-002-C220	CivilWalker Consulting Engineers	31.08.26
22	WATER RETICULATION LAYOUT	164-002-C221	CivilWalker Consulting Engineers	22.09.26
23	SEWERAGE LAYOUT	164-002-C222	CivilWalker Consulting Engineers	22.09.26
24	SEWERAGE LONGITUDINAL SECTIONS	164-002-C223	CivilWalker Consulting Engineers	31.08.26
25	MISCELLANEOUS DETAILS	164-002-C224	CivilWalker Consulting Engineers	22.09.26
26	EROSION & SEDIMENT CONTROL STRATEGY	164-002-C225	CivilWalker Consulting Engineers	31.08.26

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 submit 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, submit via the CPM Digital Submission system

c) For all other conditions requiring the submission of material, submit via prepostconstruction@edq.qld.gov.au

PDA Development Conditions		
No.	**Condition**	**Timing**
1	**Carry out the Approved Development** Carry out the approved development generally in accordance	Prior to expiration of the

PDA Development Conditions		
No.	**Condition**	**Timing**
	with the approved plans.	currency period
2	**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
3	**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
4	**Certification of Operational Work** Carry out all Operational Work under this approval in accordance with the *Certification Procedures Manual.*	At all times
5	**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: 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;	a) Prior to commencing work

[1] The out of hours work request form is available at EDQ's website.

PDA Development Conditions		
No.	**Condition**	**Timing**
	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. b) A copy of the CMP submitted under part a) of this condition must be current and available on site. c) Carry out all construction work generally in accordance with the CMP submitted under part a) of this condition.	b) During construction c) During construction
6	**Erosion and Sediment Control 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: i) construction phase stormwater management design objectives of the *State Planning Policy 2017* (Appendix 2 Table A); ii) *Healthy Land and Water Technical Note: Complying with the SPP – Sediment Management on Construction Sites*. b) Implement the certified ESCP submitted under part a) of this condition.	a) During construction b) During construction
7	**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	a) Prior to practical completion b) Prior to practical completion

PDA Development Conditions		
No.	**Condition**	**Timing**
	others and 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.*	
8	**Certification of Approved Works** In accordance with Section CP1.03 of the FNQROC Development Manual, the Consulting Engineer who is a Registered Professional Engineer Queensland (RPEQ) is required to certify that all works have been carried out in accordance with this Development Permit and the standards as set out in the FNQROC Development Manual.	Prior to Survey plan endorsement
9	**As Constructed Digital Data and Drawings for New and altered Public Infrastructure** “As Constructed" digital data and drawings documentation, in accordance with Section CP1.21 and CP1.24 (including Appendix P) of the FNQROC Development Manual must be submitted to EDQ. Any new works, connection to existing works or alteration of existing public assets must have as-constructed plans and data supplied. "As Constructed" digital data and drawings must also include all services and infrastructure works completed by Council for the Contractor under a Private Works Agreement/Order. The As-Constructed Drawings must clearly show what Private Infrastructure connects to Public Infrastructure and what is new or modified public infrastructure.	Prior to Survey plan endorsement
10	**Inspection Test Plans (ITP’s)** Inspections must be undertaken during construction in accordance with Appendix A of CP1, section CP1.04 and CP1.16 (Inspection and Testing) of FNQROC Development Manual. These Witness and Hold Points are to be included in the contractors Inspection and Test Plan (ITP) and be made available for inspection on the site. The completed ITP’s must be endorsed by the RPEQ.	As Stated and during construction

PDA Development Conditions		
No.	**Condition**	**Timing**
	A hold or witness point inspection by Council's Inspector is to be arranged by the Developer or their Contractor by contacting Council's Inspector with a minimum of 48 hours' notice, in order to arrange a mutually convenient time to conduct the inspection. *Note: Council inspection attendance is optional at discretion of Council.*	
11	**Geotechnical Assessment** a) Submit to EDQ a Geotechnical Assessment Report prepared by a qualified and experienced geotechnical consultant including the following i) confirmation works are designed to meet the following *Australian Standards*: 1. *AS1726 Geotechnical Site Investigation*; 2. *AS 3798, Guidelines on Earthworks for Commercial and Residential Developments*; and 3. *AS4678 Earth Retaining Structures.* ii) Details of the specific means of supporting or retaining to be used. This must include a geotechnical recommendation supporting each of the proposed treatments for retaining and batter slope treatment; iii) Drawings (plans, longitudinal and cross sections) showing the extent of the proposed treatments at each location; and iv) Methods to be used to minimise the visual impact. b) Carry out all work in accordance with the Geotechnical Assessment Report. c) A final Geotechnical Assessment must be compiled and provided to EDQ at the completion of the works. The final Geotechnical Assessment shall certify that the site has been designed and constructed in accordance with the relevant guidelines, standards and good engineering practice, to ensure that the risk for the developed sites is within the "low" to "very low" risk range as defined by the AGS (2007). d) Where structural elements are deemed required in Geotechnical Assessment, provide RPEQ certification by a qualified Structural Engineer.	a) Prior to Survey plan endorsement b) Prior to Survey plan endorsement c) Prior to Survey plan endorsement d) Prior to Survey plan endorsement
12	**Earthworks**	

PDA Development Conditions		
No.	**Condition**	**Timing**
	a) Submit to EDQ detailed earthworks plans, certified by a RPEQ, and designed generally in accordance with: i) *Australian Standard AS3798 – 2007 Guidelines on Earthworks for Commercial and Residential Developments* and ii) the approved plans The certified earthworks plans are to: i) accord with the Erosion and Sediment Control Plans, as required by condition 6 – Erosion and sediment management; ii) include the location and finished surface levels of any cut and/or fill; iii) detail areas where dispersive soils will be disturbed, treatment of dispersive soils and their rehabilitation; iv) provide details of any areas where surplus soils are to be stockpiled; v) detail protection measures to: 1. ensure adjoining properties and roads are not impacted by ponding or nuisance stormwater resulting from earthworks associated with the approved development; 2. preserve all drainage structures from structural loading impacts resulting from earthworks associated with the approved development. b) Carry out earthworks generally in accordance with the certified plans submitted under part a) of this condition. c) 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.	a) Prior to commencing earthworks b) Prior to survey plan endorsement c) Prior to survey plan endorsement
13	**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: 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*);	a) Prior to commencing works associated with the condition.

PDA Development Conditions		
No.	**Condition**	**Timing**
	iii) located and designed generally in accordance with the approved plans. b) Construct retaining walls generally in accordance with the approved plans. c) Submit to EDQ certification from an RPEQ that all retaining wall works 1.0m or greater in height have been constructed generally in accordance with the approved plans and Geotechnical Assessment Report submitted under Condition 11.	b) Prior to survey plan endorsement c) Prior to survey plan endorsement
14	**Roadworks** a) Submit to EDQ detailed engineering plans, certified by a RPEQ, for all roadworks, including parking bays, traffic devices and footpaths. The certified engineering plans must be designed generally in accordance with: i) *PDA Guideline No. 13 Engineering standards*; and ii) the approved plans. b) Construct roadworks generally in accordance with the Approved Plans. c) Submit to EDQ: i) certification from a suitably qualified and experienced RPEQ that all roadworks have been constructed generally in accordance with the certified plans submitted under part b) of this condition; ii) all documentation as required by the *Certification Procedures Manual;* and iii) as-constructed drawings, asset register and test results, certified by a RPEQ, in a format acceptable to the end asset owners for all roadworks constructed under this condition.	a) Prior to commencing roadworks b) Prior to survey plan endorsement c) Prior to survey plan endorsement
15	**Pavement Design** In-situ subgrade CBR testing must be undertaken in accordance with D3 of FNQROC Development Manual. A design report must be submitted to EDQ that complies with design requirements of D3 of FNQROC Development Manual and include records of tests indicating subgrade CBRs, traffic load for the design life adopted and requirements for subsoil drainage. The subsoil drainage must be designed by an RPEQ.	Prior to pavement construction.

PDA Development Conditions		
No.	**Condition**	**Timing**
	The design report and any amendments to pavement design must be certified by an RPEQ and submitted to EDQ a minimum 10 business days prior to the Hold Point Inspection of the Subgrade.	
16	**Stormwater Management** a) Submit to EDQ detailed engineering drawings, certified by a RPEQ, for stormwater treatment devices designed generally in accordance with: i) *PDA Guideline No. 13 Engineering standards – Stormwater quality* and: ii) The approved plans. b) Construct stormwater works generally in accordance with the Approved Drawings. c) Submit to EDQ "as constructed" plans, certified by a RPEQ including an asset register in a format acceptable to Council.	a) Prior to Commencing Stormwater Work b) Survey plan endorsement c) Prior to survey plan endorsement
17	**Electricity** a) Submit to EDQ a Certificate of Electricity Supply from Ergon for the provision of electricity supply to the approved development. b) Connect the approved development in accordance with the Certificate of Electricity Supply submitted under part a) of this condition.	a) Prior to survey plan endorsement b) Prior to survey plan endorsement
18	**Vehicle Access** Construct the vehicle crossovers: a) located generally in accordance with the approved plans; and b) designed generally in accordance with Cairns Regional Council adopted standards for Domestic Driveways	Prior to Survey plan endorsement
19	**Access Easement** Prepare for lodgement for registration at the Department of Resources (Titles Registry) an Access Easement in favour of Council, subject to Council's relevant standard terms, over Temporary Turn-around areas within lots 211 & 213. The easement documents required must be:	Prior to Survey plan endorsement

PDA Development Conditions		
No.	**Condition**	**Timing**
	a. In the approved form (Form 9) for lodgement to the Titles Registry; b. Executed by each relevant landowner; and c. Endorsement by Council prior to approval of the Plan of Subdivision and lodgement to the Titles Registry.	
20	**Street Lighting** a) Design and install a Rate 2 street lighting system, certified by a RPEQ, to all roads, including footpaths/bikeways within road reserves. The design of the street lighting system must: i) meet the relevant standards of Ergon ii) be endorsed by Ergon as 'Rate 2 Public Lighting'; iii) be endorsed by Council as the Ergon 'billable customer'; iv) be generally in accordance with *Australian Standards AS1158 – 'Lighting for Roads and Public Spaces*. b) Submit to EDQ 'as-constructed' plans and test documentation, certified by a RPEQ, in a format acceptable to Council.	a) Prior to survey plan endorsement b) Prior to survey plan endorsement
21	**Water Reticulation** a) Submit to EDQ detailed water reticulation design plans, certified by a RPEQ. The certified water reticulation design plans must be designed generally in accordance with: i) *PDA Guideline No. 13 Engineering standards*; and ii) the approved drawings. b) Construct water reticulation works generally in accordance with the Approved Plans. c) Submit to EDQ 'as constructed' plans, certified by a RPEQ, of all water reticulation infrastructure constructed in accordance with this condition, including an asset register, pressure and bacterial test results in accordance with Cairns Regional Council current adopted standards.	a) Prior to commencement of the associated works b) Prior to survey plan endorsement c) Prior to survey plan endorsement
22	**Sewer Reticulation**	

PDA Development Conditions		
No.	**Condition**	**Timing**
	a) Submit to EDQ detailed water reticulation design plans, certified by a RPEQ. The certified water reticulation design plans must be designed generally in accordance with: iii) *PDA Guideline No. 13 Engineering standards*; and iv) the approved drawings. b) Construct sewer reticulation works generally in accordance with the certified plans submitted under part b) of this condition. c) Submit to EDQ 'as constructed' plans, certified by an RPEQ, of all sewer reticulation infrastructure constructed in accordance with this condition, including an asset register, pressure and CCTV results in accordance with Cairns Regional Council current adopted standards. Note: Where Type E1 property connections are specified, ensure the control of the lot allows for the height of the fibreglass drop, alternatively change to type E2. Property Connection Branch types are to be confirmed at the pre-start meeting.	a) Prior to commencement of the associated works b) Prior to survey plan endorsement c) Prior to survey plan endorsement
23	**Connection to live sewer main** Any direct connection to Council's live gravity sewer network up to and including 225DN must be performed under the direct supervision of Council's plumbing inspector.	Prior to survey plan endorsement
24	**CCTV Inspection of Underground Stormwater and Sewers** CCTV inspections of all contributed Stormwater and sewer assets must be undertaken. The CCTV report, video files and a digital file with coding information (WinCan format), must be submitted during Work Acceptance Submission in accordance with the clause S6.29 (3) FNQROC Development Manual. The assessment of the CCTV records must be undertaken by a suitably qualified person (RPEQ) and the report along with the footage submitted to EDQ. Identified defects are to be rectified.	Prior to survey plan endorsement
25	**Sewer Easement**	

PDA Development Conditions		
No.	**Condition**	**Timing**
	Prepare for lodgement for registration at the Department of Resources (Titles Registry) a Sewer Easement in favour of Council, subject to Council's relevant standard terms, over Council sewers within the land that are on a non-standard alignment. The easement documents required must be: a. In the approved form (Form 9) for lodgement to the Titles Registry; b. Executed by each relevant landowner; and c. Endorsement by Council prior to approval of the Plan of Subdivision and lodgement to the Titles Registry.	Prior to survey plan endorsement
26	**Stormwater Easement** Prepare for lodgement for registration at the Department of Resources (Titles Registry) a Stormwater Easement in favour of Council, subject to Council's relevant standard terms, over proposed Drain C, which includes but is not limited to the full width of Drain C including batters and bunding. The easement documents required must be: a. In the approved form (Form 9) for lodgement to the Titles Registry; b. Executed by each relevant landowner; and c. Endorsement by Council prior to approval of the Plan of Subdivision and lodgement to the Titles Registry.	Prior to survey plan endorsement
27	**Connection to Live Water Services** Cairns Regional Council must perform any direct connection to water mains (both live and not live) whether being as a permanent connection, a connection for irrigation purposes or for construction water. Unless otherwise approved in writing, separate applications on the prescribed forms shall be made to Cairns Regional	As stated.

PDA Development Conditions		
No.	**Condition**	**Timing**
	Council for connections, together with payment of the relevant fee. All connections are to be provided subject to the terms and conditions of Cairns Regional Council's "Application for Commercial Water Service, Fire Hydrant or Subdivisional Connection".	
28	**Connection to live sewer main** Any direct connection to Council's live gravity sewer network up to and including 225DN must be performed under the direct supervision of Council's plumbing inspector.	As stated.
29	**Water Pressure at Building Envelopes** Details of pressures to each lot must be confirmed to determine which lots have envelope pressure less than 30m and finished surface levels of the lots confirmed by way of survey.	Prior to Survey Plan Endorsement.

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 ****