DELIVERING FOR QUEENSLAND | Queensland Government

Economic Development Queensland

Our ref: DEV-2026- WAR-4926

27 October 2026

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

Dear Ben,

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

Priority Development Area (PDA):	**Waraba PDA**
PDA Development Type:	**Development Permit for Reconfiguring a Lot – PDA Development Permit for Subdivision (3 into 415 lots plus Open Space, Balance Lot and New Roads) (6 Stages); associated Plan of Development (POD) for residential uses; and Context Plan; and Operational Works for Water**
Property Location:	**60, 172 and 67 – 177 Litherland Road, Wagtail Grove**
Property Description:	**Lot 15 on C 31239, Lot 4 on RP886161, Lot 100 on SP342163**

On 27 October 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 Nicole Tobias on (07) 3452 6752 or by email at nicole.tobias@edq.qld.gov.au.

Yours sincerely

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

Cc: City of Moreton Bay

1 William Street Brisbane
GPO Box 2202 Brisbane
Queensland 4001 Australia
Telephone +61 7 3452 7880
Email contact@edq.qld.gov.au
Website www.edq.qld.gov.au
ABN 76 590 288 697

PDA Decision Notice

Site information		
Name of Priority Development Area (PDA)	Waraba PDA	
Site address	60, 172, and 67 – 177 Litherland Road, Wagtail Grove	
Lot on plan description	Lot number	Plan description
	Lot 15	C31239
	Lot 4	RP886161
	Lot 100	SP342163

PDA Development Approval details	
DEV Reference No.	DEV-2026-WAR-4926
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	Development Permit for Reconfiguring A Lot – PDA Development Permit for Subdivision (3 into 415 lots plus Open Space, Balance Lot and New Roads) (6 Stages); associated Plan of Development (POD) for residential uses; and Context Plan; and Operational Works for Water
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	27 October 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 RAL Proposal Plan –	139326-169 Rev C (amended in red)	RPS Group	23/10/2026

	Precinct 4 Cancelling Lot 15 C31239			
2.	Wagtail Grove – Caboolture West Parking Analysis – Precinct 4 Cancelling Lot 15 C31239	139326-171 Rev C (amended in red)	RPS Group	23/10/2026
3.	Wagtail Grove – Caboolture West Active Transport - Precinct 4 Cancelling Lot 15 C31239	139326-172 Rev C (amended in red)	RPS Group	23/10/2026
4.	Wagtail Grove – Caboolture West Plan of Development - Precinct 4 – Sheet 1	139326-195 Rev A (amended in red)	RPS Group	23/10/2026
5.	Wagtail Grove – Caboolture West Plan of Development - Precinct 4 – Sheet 2	139326-196 Rev A (amended in red)	RPS Group	23/10/2026
6.	Wagtail Grove – Caboolture West Plan of Development - Precinct 4 – Sheet 3	139326-197 Rev A (amended in red)	RPS Group	23/10/2026
7.	Wagtail Grove – Caboolture West Plan of Development - Precinct 4 – Sheet 4	139326-198 Rev A (amended in red)	RPS Group	23/10/2026
8.	Wagtail Grove – Caboolture West Plan of Development - Precinct 4 – Sheet 5	139326-199 Rev A	RPS Group	23/10/2026
9.	Wagtail Grove – Caboolture West Plan of Development – Design Criteria Type A - Precinct 4 – Sheet 6	139326-200 Rev A	RPS Group	23/10/2026
10.	Wagtail Grove – Caboolture West Plan of Development – Design Criteria Type B - Precinct 4 – Sheet 7	139326-201 Rev A	RPS Group	23/10/2026
11.	Rivermont Precinct 4 – Engineering Services Report	Version 3 (amended in red)	KN Group	13/08/26
Supporting Documents and Plans				
12.	Rivermont, Caboolture West Precinct 4 Stormwater Quality Management Plan	Version 2	DesignFlow	25 March 2026
13.	Flood Investigation Report	22-000135_FIA_01C Revision C (amended in red by Council)	Egis	5/12/2024
14.	Annexure A – Generic Requirements	-	Powerlink	-

15.	NDP2 Precinct Network Plan Stockland Water Infrastructure	16-151-SK550 Rev B	KN Group	07/2025
16.	NDP2 Precinct Corridor Plan – Water Infrastructure	16-151-SK551 Rev C	KN Group	07/2025
17.	NDP2 Precinct Network Plan Stockland Wastewater Infrastructure	16-151-SK552 Rev E	KN Group	11/2025
18.	Caboolture West BHWA Precinct 4 Drainage Concept	16-151-SK633 Rev B	KN Group	25/08/2025
19.	Caboolture West BHWA Precinct 4 Drainage Concept – Catchment	16-151-SK635 Rev B	KN Group	25/08/2025
20.	Caboolture West – Proposed SNDP Structure Plan (SARA)	139326-64F	RPS Group	19/06/2025
21.	Caboolture West – Proposed SNDP Structure Plan Stormwater Infrastructure and Earthworks	139329-150	RPS Group	25/08/2025
22.	Caboolture West – Proposed SNDP Structure Plan Service Crossings	139326-151	RPS Group	9/07/2025
23.	Caboolture West – Proposed SNDP Structure Plan Bike and Pathway Infrastructure	139326-152	RPS Group	25/08/2025
Endorsed Plans and Documents				
24.	Wagtail Drive – Caboolture West Proposed Context Plan (amended in red)	139326-176	RPS Group	27/10/2026

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 Schedule[1] (as amended from time to time).

ii) submit to EDQ a duly completed Compliance Assessment form[2].

[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.

Compliance assessment

iii) submit to EDQ the documentation as required under the relevant condition.

b) Where EDQ is 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 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 with: a) the approved plans and documents; and b) any other documentation endorsed via Compliance Assessment as required by these conditions.	Prior to survey plan endorsement for the relevant stage
2.	**Maintain the Approved Development** Maintain the approved development generally in accordance with any documentation and as required by these conditions.	At all times.
3.	**Street Naming** Submit to EDQ a schedule of street names approved by Council.	Prior to survey plan endorsement for the relevant stage
4.	**Infrastructure Agreement** In accordance with Section 88(1)(c) of the *Economic Development Act 2012*, carry out development in accordance with, and comply with the obligation in, the executed *Stockland Development Litherland Road Upper Caboolture Infrastructure Agreement* 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.
Engineering		
5.	**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
6.	**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[3].	Minimum of 10 business days prior to proposed out of hours work commencement date
7.	**Certification of Operational Work** Carry out all Operational Work under this approval in accordance with the *Certification Procedures Manual.*	At all times

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

PDA Development Conditions		
No.	**Condition**	**Timing**
8.	**Construction Management Plan** a) Submit to EDQ a site-based Construction Management Plan (CMP), prepared by the principal site contractor and reviewed by a suitably qualified and experienced person responsible for overseeing the site works, to manage construction impacts, including: i. noise and dust in accordance with the EP Act; ii. stormwater flows around and through the site without increasing the concentration of total suspended solids or Prescribed Water Contaminants (as defined in the EP Act), causing erosion, creating any ponding and causing any actionable nuisance to upstream and downstream properties; iii. contaminated land, where required under a site suitability statement prepared in accordance with section 389 of the EP Act; iv. complaints procedures; v. site management: 1. for the provision of safe and functional alternative pedestrian routes, past, through or around the site; 2. to mitigate impacts to public sector entity assets, including street trees, on or external to the site; 3. for safe and functional temporary vehicular access points and frequency of use; 4. for the safe and functional loading and unloading of materials including the location of any remote loading sites; 5. for the location of materials, structures, plant and equipment; 6. of waste generated by construction activities; 7. detailing how materials are to be loaded/unloaded; 8. of proposed external hoardings and gantries (with clearances to street furniture and other public sector entity assets); 9. of employee and visitor parking areas; 10. of anticipated staging and programming; 11. for the provision of safe and functional emergency exit routes; and 12. any out of hours work as endorsed via Compliance Assessment. 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.	a) Prior to commencing work for each relevant stage b) During construction c) During construction

PDA Development Conditions		
No.	**Condition**	**Timing**
9.	**Erosion and Sediment Management – CPM** 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) Prior to commencing work for each relevant stage b) During construction
10.	**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: i. provision for the safe and functional management of traffic around and through the site during and outside of construction work hours; ii. provision for the safe and functional management of pedestrian traffic, including alternative pedestrian routes past, through or around the site; iii. provision of parking for workers and materials delivery; iv. risk identification, assessment and identification of mitigation measures; v. ongoing monitoring, management review and certified updates (as required); and vi. 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. 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. *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.*	a) Prior to commencing work for each relevant stage b) During construction

PDA Development Conditions		
No.	**Condition**	**Timing**
11.	**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) 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 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.*	a) Prior to survey plan endorsement for each relevant stage b) Prior to survey plan endorsement for each relevant stage
Earthworks and Retaining Walls		
12.	**Earthworks – CPM** 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*; ii. the approved Rivermont Precinct 4 Engineering Services Report, Version 3 and dated 13 August 2026; iii. the approved SNDP Structure Plan stormwater infrastructure and earthworks, prepared by RPS, reference 139326-150. The certified earthworks plans are to: i. include a geotechnical soils assessment of the site; ii. accord with the Erosion and Sediment Control Plans, as required by condition 9 – Erosion and sediment management; iii. include the location and finished surface levels of any cut and/or fill; iv. detail areas where dispersive soils will be disturbed, treatment of dispersive soils and their rehabilitation; v. provide details of any areas where surplus soils are to be stockpiled; vi. detail protection measures to: 1. ensure adjoining properties and roads are not impacted by ponding or nuisance stormwater	a) Prior to commencing earthworks for each relevant stage

PDA Development Conditions		
No.	**Condition**	**Timing**
	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.	b) Prior to survey plan endorsement for each relevant stage
	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.	c) Prior to survey plan endorsement for each relevant stage
13.	**Acid Sulfate Soil Management Plan (ASSMP)**	
	a) Where on-site ASS are encountered, submit to EDQ an Acid sulfate soil (ASS) management plan, prepared in accordance with the *Queensland Acid Sulfate Soil Technical Manual Soil Management Guidelines v4.0 2014* (as amended from time to time).	a) Prior to or during earthworks for each relevant stage
	b) Excavate, remove and/or treat on site all disturbed ASS generally in accordance with the ASS management plan submitted under part a) of this condition.	b) Prior to survey plan endorsement for each relevant stage
	c) Submit to EDQ a validation report, certified by a suitably qualified environmental or soil scientist, confirming that all earthworks have been carried out in accordance with the ASS management plan submitted under part b) of this condition.	c) Prior to survey plan endorsement for each relevant stage
14.	**Retaining Walls – CPM**	
	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*); iii. located and designed generally in accordance with the approved Functional Layout Overall Services Sheet 1 – 7, 25-190-04 to 25-190-10, revision B and dated October 2025.	a) Prior to commencing civil works for each stage

PDA Development Conditions		
No.	**Condition**	**Timing**
	b) Construct retaining walls generally in accordance with the certified plans required under part a) of this condition.	b) Prior to survey plan endorsement for each relevant stage
	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 certified plans submitted under part a) of this condition.	c) Prior to survey plan endorsement for each relevant stage
Roadworks, urban servicing and stormwater management		
15.	**Roadworks – Sub-arterial Road - Compliance Assessment**	
	a) Submit to EDQ, for compliance assessment, a Functional Roads Layout Plan, certified by a RPEQ, for the east-west sub-arterial road including the roundabout.	a) Prior to commencing roadworks for the relevant stage
	b) 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*; ii. the approved Rivermont Precinct 4 Engineering Services Report, Version 3 and dated 13 August 2026; iii. the approved SNDP Structure Plan bike and pathway infrastructure, prepared by RPS, reference 139326-152; iv. Department of Transport and Main Roads Road *Planning and Design Manual, 2nd Edition, Volume 3 – Guide to Road Design (Parts 3, 4-4C and 6)*; and, v. Chapter 2 - Planning and Design, Section 2.3.2 Bus Route Infrastructure of the Department of Transport and Main Roads *Public Transport Infrastructure Manual 2015*.	b) Prior to commencing roadworks for the relevant stage
	c) Construct roadworks generally in accordance with the certified plans submitted under part a) and b) of this condition.	c) Prior to survey plan endorsement for each relevant stage
	d) 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; and ii. all documentation as required by the Certification Procedures Manual. iii. as-constructed drawings, asset register and test results, certified by a RPEQ, in a format acceptable to the end	d) Prior to survey plan endorsement for each relevant stage

PDA Development Conditions		
No.	**Condition**	**Timing**
	asset owners for all roadworks constructed under this condition.	
16.	**Roadworks – CPM** 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*; ii. the approved Rivermont Precinct 4 Engineering Services Report, Version 3 and dated 13 August 2026; iii. the approved SNDP Structure Plan bike and pathway infrastructure, prepared by RPS, reference 139326-152; and iv. Provide T-intersection adjacent to Lot 139 to allow future road connection to the west. b) Construct roadworks generally in accordance with the certified plans submitted under part a) of this condition. 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; and ii. all documentation as required by the Certification Procedures Manual. 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 for each relevant stage b) Prior to survey plan endorsement for the relevant stage
17.	**Pedestrian Connection – CPM** a) Construct a 3.0m wide concrete shared path (with 1.5m clearance on either side) connecting Precinct 3 Stage 5 (adjacent to Lot 455) and Precinct 4 Stage 3, generally in accordance with: i. *PDA Guideline No. 13 – Engineering Standards;* ii. Council's Planning Scheme Policy – Integrated Design and Council's adopted standard drawing; and iii. The approved plans. b) Construct a 3.0m wide concrete shared path along Lot 3052 Linear Park from Lot 298 to 404 and connect to the broader pedestrian network, generally in accordance with: i. *PDA Guideline No. 13 – Engineering Standards;*	a) Prior to survey plan endorsement for Precinct 4, Stage 3. b) Prior to survey plan endorsement for the relevant stage.

PDA Development Conditions		
No.	**Condition**	**Timing**
	ii. Council's Planning Scheme Policy – Integrated Design and Council's adopted standard drawing; and iii. The approved plans. *NOTE: The pathway along the southern frontages of Lots 247-313, 337-342, 365-368 and 389-394 may be removed.* *NOTE: Sandstone retaining walls within Lot 3052 are permitted where required to achieve the shared pathway alignment between Lots 298 and 404. All retaining walls within Lot 3052 must be sandstone block retaining walls.* c) Provide a 6.0m wide easement to the benefit of Council over the shared path, where not located in the road reserve or on Council land.	c) Prior to survey plan endorsement for Precinct 4, Stage 3.
18.	**Vehicle Access – CPM** Construct a vehicle crossover for proposed Lots 15-18: a. located generally in accordance with the approved plans; and b. designed generally in accordance with Council's adopted standards.	Prior to survey plan endorsement for Precinct 4, Stage 1.
19.	**Street Lighting – CPM** a) Design and install a <u>Rate 2</u> 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 Energex; ii. be endorsed by Energex as 'Rate 2 Public Lighting'; iii. be endorsed by Council as the Energex 'billable customer'; iv. be generally in accordance with *Australian Standards AS1158 – 'Lighting for Roads and Public Spaces*. b) Design and install a <u>Rate 3</u> street lighting system, certified by a suitably qualified and experienced RPEQ, to all roads, including footpaths/bikeways within road reserves. The design of the street lighting system must: i. be in accordance with *Australian Standards AS1158 – 'Lighting for Roads and Public Spaces'* ii. meet the requirements of AS3000 – '*SAA Wiring Rules'.* iii. meet the requirements of Energex for unmetered supply iv. be endorsed by the relevant ownership authority.	a) Prior to survey plan endorsement for the relevant stage b) Prior to survey plan endorsement for the relevant stage

PDA Development Conditions		
No.	**Condition**	**Timing**
	c) Submit to EDQ 'as-constructed' plans and test documentation, certified by a RPEQ, in a format acceptable to Council.	c) Prior to survey plan endorsement for the relevant stage
20.	**Stormwater Management Plan – Compliance Assessment** Submit to EDQ, for compliance assessment, an amended Stormwater Management Plan, certified by a RPEQ, addressing the following: a. Provide a MUSIC model diagram for the interim stormwater quality treatment strategy; Catchment 4-2 discharging into a sediment basin. Both interim and ultimate strategy needs to be shown. b. Include the parameters of interim sediment basin in Table 4. c. Amend the MUSIC model diagram to align with the catchment plan, including consistency in catchment labelling. d. Catchment 4-1b is to be modelled as road. Provide the parameters of this road.	Prior to commencing civil works.
21.	**Flood Investigation Report – Compliance Assessment** a) Submit to EDQ, for compliance assessment, an amended Flood Investigation Report, certified by a RPEQ, and addressing the following: i. Update the flood assessment to incorporate the stormwater infrastructure proposed within Precinct 4, including the Q100 drainage pipe connection through the future TMR corridor. ii. The waterway stability strategy outlined in Section 5.2.3 of the Flood Investigation Report (Egis, December 2024) is not acceptable. Amend the waterway stability strategy to demonstrate that post-development peak 1-year ARI discharges do not exceed pre-development peak 1-year ARI discharges, in accordance with the State Planning Policy. The proposed bio-retention basin in Precinct 4 is to be designed to detain the Q1 peak flow. b) Implement recommendations generally in accordance with the endorsed report submitted under part a) of this condition.	a) Prior to commencing civil works. b) Prior to survey plan endorsement for the relevant stage
22.	**Stormwater Management (Quality) - Compliance Assessment** a) Submit to EDQ, for compliance assessment, detailed engineering drawings, certified by a RPEQ, for stormwater treatment devices designed generally in accordance with:	a) Prior to commencing stormwater work

PDA Development Conditions		
No.	**Condition**	**Timing**
	i. *PDA Guideline No. 13 Engineering standards – Stormwater quality*; ii. the approved Rivermont Precinct 4 Engineering Services Report, Version 3 and dated 13 August 2026; iii. the endorsed Stormwater Management Plan; iv. the endorsed waterway stability strategy in accordance with the State Planning Policy.	
	b) Construct stormwater works generally in accordance with the certified plans submitted under part a) of this condition.	b) Prior to survey plan endorsement for the relevant stage
	c) Submit to EDQ "as constructed" plans, certified by a RPEQ, including an asset register, in a format acceptable to Council.	c) Prior to survey plan endorsement for the relevant stage
23.	**Stormwater Management (Quantity) – CPM**	
	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*; ii. Rivermont-Precinct 4 Engineering Services Report, version 3 and dated 13 August 2026; iii. Proposed SNDP Structure Plan stormwater infrastructure and earthworks, prepared by RPS, reference 139326-150; iv. The endorsed Flood Investigation Report.	a) Prior to commencing stormwater work
	b) Construct stormwater works generally in accordance with the certified plans submitted under part a) of this condition.	b) Prior to survey plan endorsement for the relevant stage
	c) Submit to EDQ "as constructed" plans, certified by a RPEQ including an asset register in a format acceptable to Council.	c) Prior to survey plan endorsement for the relevant stage
24.	**Stormwater Management – DTMR**	
	Any stormwater drainage infrastructure located within the 'future road requirement area' must be: a. generally located along the western boundary of the 'future road requirement area' in accordance with Caboolture West BHWA Precinct 4 Drainage Concept, prepared by KN Group, drawing number 16-151-SK633, revision A, dated March 2025, to not impede delivery of the future state-controlled road alignment;	Prior to survey plan endorsement for the first stage and to be maintained at all times.

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	b. achieve a minimum depth of 1.5m from the finished surface level; and c. designed to contain post-development upstream flows from the adjoining residential development, comprising a catchment of up to 30 hectares, in accordance with Caboolture West BHWA Precinct 4 Drainage Concept – Catchment, prepared by KN Group, drawing number 16-151-SK635, revision B, dated August 2025.	
25.	**Electricity** a) Submit to EDQ a Certificate of Electricity Supply from Energex for the provision of electricity supply to the approved development, designed generally in accordance with: i. Proposed SNDP Structure Plan services crossing, prepared by RPS, reference 139326-151. 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 for the relevant stage b) Prior to survey plan endorsement for the relevant stage
26.	**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, designed generally in accordance with: i. Proposed SNDP Structure Plan services crossing, prepared by RPS, reference 139326-151. b) Connect the approved development in accordance with the documentation submitted under part a) of this condition.	a) Prior to survey plan endorsement for the relevant stage b) Prior to survey plan endorsement for the relevant stage
27.	**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 *Industry Guideline G645:2017 Fibre-Ready Pit and Pipe Specification for Real Estate Development Projects* and designed generally in accordance with: i. Proposed SNDP Structure Plan services crossing, prepared by RPS, reference 139326-151. b) Construct the fibre-ready pit and pipe infrastructure specified in the agreement submitted under part a) of this condition.	a) Prior to survey plan endorsement for the relevant stage b) Prior to survey plan endorsement for the relevant stage

PDA Development Conditions		
No.	**Condition**	**Timing**
28.	**Fencing - DTMR** Fencing sufficient to prevent unauthorised access by people and vehicles must be provided along the site boundary/boundaries with the 'future Moreton Motorway / BHWA corridor', apart from where active transport connections traverse this area. Where active transport connections traverse this area, bollards are to be provided preventing vehicular access.	Prior to survey plan endorsement for lot 3051
Landscape and Environment		
29.	**Streetscape Works – Compliance Assessment** Where the streetscape works comply with Council's Planning Scheme Policy – Integrated Design Appendix D: a) Submit to EDQ, detailed landscape plans for streetscape works, including a schedule of assets, certified by an AILA, in accordance with Council's Infrastructure Planning Scheme Policy – Landscaping. b) Construct the works generally in accordance with the certified plans submitted under part a) of this condition. c) Submit to EDQ 'As Constructed' plans and asset register in a format acceptable to Council. OR Where the streetscape works do not comply with Council's Planning Scheme Policy – Integrated Design Appendix D: d) Submit to EDQ, for Compliance Assessment, detailed streetscape works drawings, certified by an AILA, for proposed streetscape works, including a schedule of proposed standard and non-standard Contributed Assets to be transferred to Council. The streetscape works must be designed generally in accordance with the approved Landscape Master Plan and Plan of Development. The certified drawings are to include, where relevant: 1. location and type of street lighting in accordance with AS1158 – '*Lighting for Roads and Public Spaces';* 2. footpath treatments; 3. location and types of streetscape furniture	a) Prior to commencing streetscape work for the relevant stage b) Prior to survey plan endorsement for the relevant stage c) Prior to survey plan endorsement for the relevant stage d) Prior to commencement of site works for the relevant stage.

PDA Development Conditions		
No.	**Condition**	**Timing**
	4. street trees and plants, including specifics, size and location generally in accordance with Council's adopted planting schedules and guidelines. e) Construct the works generally in accordance with the certified plans submitted under part a) of this condition. f) Submit to EDQ 'As Constructed' plans and asset register in a format acceptable to Council.	e) Prior to survey plan endorsement for the relevant stage. f) Prior to survey plan endorsement for the relevant stage.
30.	**Landscape Works (Parks and Open Space) – Compliance Assessment** a) Submit to EDQ, for Compliance Assessment, detailed landscape plans, certified by an AILA, for proposed landscape works within parks and open space. The certified plans must include a schedule of proposed standard and non-standard Contributed Assets to be transferred to Council and landscaping designed generally in accordance with: i. *PDA Guideline No. 12 – Park planning and design*; and ii. The approved plans. The certified plans are to include, where relevant: i. existing contours or site levels, services and features; ii. proposed finished levels, including sections across and through the open space at critical points (e.g. interface with roads or water bodies, retaining walls or batters); iii. location of proposed drainage and stormwater works within open space, including cross-sections and descriptions; iv. locations of electricity and water connections to parks; v. location and details of vehicle barriers/bollards/landscaping along park frontages to prevent unauthorised vehicular access; vi. details and locations of any proposed building works including bridges, park furniture, picnic facilities, play equipment, public amenities, car parking, driveways, footpaths and cycling paths; vii. trees and plants, including species, size and location generally in accordance with Council's adopted planting schedules and guidelines; and viii. public lighting in accordance with *Australian Standard AS1158 –Lighting for Roads and Public Spaces*.	a) Prior to commencement of landscape work for the relevant stage

PDA Development Conditions		
No.	**Condition**	**Timing**
	b) Construct landscape works generally in accordance with the plans endorsed under part a) of this condition.	b) Prior to survey plan endorsement for the relevant stage
	c) Submit to EDQ, 'as constructed' plans, certified by an AILA, and asset register in a format acceptable to Council.	c) Prior to survey plan endorsement for the relevant stage
31.	**Vegetation Management and Clearing – Compliance Assessment**	
	a) Submit to EDQ, a detailed Vegetation and Fauna Management Plan, prepared by a suitably qualified person. The management plan must be prepared: i. In accordance with Council's Planning Scheme Policy - Environmental Areas and Corridors; and ii. Detail the requirements for onsite supervision from a suitably qualified Fauna Spotter Catcher.	a) Prior to commencement of site works.
	b) Carry out vegetation and fauna management generally in accordance with the Vegetation and Fauna Management Plan required under part a) of this condition.	b) Prior to commencement of site works.
	c) Submit to EDQ certification from a suitably qualified person that vegetation and fauna management has been carried out in accordance with part b) of this condition.	c) Prior to survey plan endorsement for the relevant stage.
32.	**Bushfire Management**	
	a) Submit to EDQ a Bushfire Management Plan, certified by a suitably qualified person, addressing the bushfire impacts on the subject site and surrounding area in accordance with: i. State Planning Policy – Natural hazards, risk and resilience (Bushfire) guidance material; and ii. The approved plans.	a) Prior to endorsement of plan sealing for the first stage.
	b) Implement the recommendations made in the Bushfire Management Plan under part a) of this condition.	b) At all times.
33.	**Acoustic Report – Compliance Assessment**	
	a) Submit to EDQ, for Compliance Assessment, an Acoustic Report, certified by a suitably qualified person, addressing the noise impact of the sub-arterial road. The report is to be prepared in accordance with Moreton Bay Council's Planning Scheme Policy - Noise. At the time of preparing the report, contact EDQ to obtain traffic volume assumptions for the east-west sub arterial and north-south district collector.	a) Prior to commencing civil works for stages 2 and 7.

PDA Development Conditions		
No.	**Condition**	**Timing**
	b) Submit to EDQ detailed engineering plans, certified by a RPEQ for the noise barriers required in part a) of this condition. The noise barriers must be designed generally in accordance with: i. *PDA Engineering Guideline No. 13 – Engineering standards - Acoustic treatments;* ii. minimum surface density requirement of 12.5kg/m2 for the noise barrier; iii. DTMR MRTS 15 Noise Fences; iv. DTMR Standard Drawings – Noise Barriers: and v. the approved acoustic report from part a) of this condition.	b) Prior to commencing noise barrier works.
	c) Construct noise barrier works generally in accordance with the certified plans submitted under part a) of this condition.	c) Prior to survey plan endorsement for the relevant stage
	d) Submit to EDQ 'as constructed' plans, certified by a RPEQ and an asset register.	d) Prior to survey plan endorsement for the relevant stage
Surveying, Land Transfers and Easements		
34.	**District Linear Park (Proposed lot 3051)** The district linear park within Powerlink's transmission easement must be designed, constructed and maintained as passive open space and must**:** i. exclude playgrounds, recreation infrastructure or similar substantial park embellishments; ii. maintain unobstructed access for Powerlink personnel, vehicles and plant to transmission infrastructure, access tracks and tower maintenance areas; iii. locate any shared pathways, seating and drinking-water taps clear of Powerlink's access tracks and tower maintenance areas.	At all times
35.	**Powerlink Clearances** Ensure statutory clearances set out in the *Electrical Safety Regulation 2013* are maintained during construction and operation. No encroachment within the statutory clearances are permitted	At all times.
36.	**Easement Dealings** Comply with the terms and conditions of Easement A on RP138706 Dealing No. 601585787 and Easement A on RP140048 Dealing No. 601585787.	At all times.

PDA Development Conditions		
No.	**Condition**	**Timing**
37.	**Powerlink Requirements** Comply with the generic requirements in respect to proposed works in the vicinity of Powerlink Queensland infrastructure as detailed in the enclosed Annexure "A" within the supporting documents.	At all times
38.	**Land Transfers – Park and Open Space and Drainage** Transfer, in fee simple, to Council as trustee Lot 3050, 3051 and 3052 as shown on the approved plans for park and open space or drainage purposes.	At registration of survey plan for the relevant stage
39.	**Easements over Infrastructure** Provide public utility easements, in favour of and at no cost to the grantee, over infrastructure located in land (other than road) for Contributed Assets. The terms of public utility easements are to be to the satisfaction of the Chief Executive Officer of the authority which is to accept and maintain the Contributed Assets.	At registration of survey plan for the relevant stage
Plan of Development - Conditions		
40.	**High Density Development Easements (lots ≤450m^2 in area)** a) Submit to EDQ high density development easement documentation, in a registerable form, for approved lots ≤450m^2 in area and involving common wall construction. b) Register all high density development easements required under part a) of this condition.	a) At or prior to survey plan endorsement for the relevant stage b) At registration of survey plan for the relevant stage
Infrastructure Charges		
41.	**Infrastructure Charges** Pay to MEDQ infrastructure charges in accordance with the Infrastructure Funding Framework that is in force at the time of payment.	For approved development that is reconfiguring a lot, when the MEDQ approves a plan for the reconfiguration.

<table>
<tr><th colspan="3">PDA Development Conditions</th></tr>
<tr><th>No.</th><th>Condition</th><th>Timing</th></tr>
<tr><td colspan="3">Conditions for Operational Works - Water Approval</td></tr>
<tr><td colspan="3">Sewer and Water Infrastructure</td></tr>
<tr><td>42.</td><td>Authority to enter

The property owner authorises Unitywater to enter upon the subject land to carry out work associated with the connection, and read, replace and or maintain the water meter(s) and or sewerage connection point, and all associated pipes and fittings.</td><td>At all times.</td></tr>
<tr><td>43.</td><td>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.</td><td>At all times.</td></tr>
<tr><td>44.</td><td>Approved Maximum Demand Allocation

Do not exceed the total demand set out in the Table below.
<table>
<tr><td></td><td colspan="2">Number of Lots</td><td colspan="2">Demand (Equivalent Persons)</td></tr>
<tr><td></td><td>Residential (Lot Area >225m^2)</td><td>Residential (Lot Area <225m^2)</td><td>Water</td><td>Sewer</td></tr>
<tr><td>Total</td><td>369</td><td>33</td><td>1177.56</td><td>1177.56</td></tr>
</table>
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 > 225m^2)</td><td>2.99 equivalent persons (EP) per lot</td><td>2.99 EP per lot</td></tr>
<tr><td>Residential (Lot area < 225m^2)</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></td><td>At all times.</td></tr>
</table>

PDA Development Conditions		
No.	**Condition**	**Timing**
45.	**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'.
46.	**Easements** a) Provide easements for the water infrastructure corridor (for third-party access) as identified on KN Group Drawing 16-151-SK551 Rev C, where applicable, in accordance with the water Infrastructure agreement - '*Waraba Neighbourhood Development Plan 1 & 2 (Precincts 1 to 6), Rivermont- Sewer and Water*' (WIA) b) Easements must also be provided over water supply mains, sewer gravity mains, in accordance with: i. the *South East Queensland Water Supply and Sewerage Design and Construction Code*; ii. the water Infrastructure agreement - '*Waraba Neighbourhood Development Plan 1 & 2 (Precincts 1 to 6), Rivermont- Sewer and Water*' (WIA), and iii. with Unitywater's most current registered dealing held by the State Department of Natural Resources, Mines and Energy without alteration or amendment.	a) Prior to survey plan endorsement b) Prior to the connection to Unitywater network.
47.	**Water and Sewerage Reticulation – CPM** a) Submit to EDQ, detailed design plans certified by an RPEQ for water and sewer reticulation, including a metered water service line to each lot, connection(s) to Unitywater's existing water supply network, a sewer property connection to each lot and connection(s) to Unitywater's existing sewerage network, in accordance with the: i. *South East Queensland Water Supply and Sewerage Design and Construction Code*; ii. Water infrastructure agreement 'Waraba Neighbourhood Development Plan 1 & 2 (Precincts 1 to 6), Rivermont- Sewer and Water' (WIA). b) Submit to Unitywater for a Pre-Start meeting request for each stage, with minimum 1 week notice. The water and sewer pre-start meeting must consist of: i. the water and sewer certifying engineer under the CPM; ii. the principal contractor and the subcontractor(s), if any.	a) Prior to commencement of the associated works for the relevant stage. b) Prior to commencement of the associated works for the relevant stage.

PDA Development Conditions		
No.	**Condition**	**Timing**
	NOTE: Unitywater representative attendance at these inspections are optional. c) Construct the Network works for each stage in accordance with the approved plans required under part a) of this condition, the South East Queensland Water Supply and Sewerage Design and Construction Code, Unitywater's Connections Administration Manual, Specifications and so on. d) For each stage, request and obtain 'on-maintenance' certificate for water and sewerage reticulation. Submit documentation in compliance with requirements of the South East Queensland Water Supply and Sewerage Design and Construction Code, Connections Administration Manual and the Accreditation and Certification Manual. e) For each stage, submit to EDQ, "as constructed" plans, certified by an RPEQ as well as asset register, relevant test results in accordance with Unitywater's current adopted standards. *NOTE: For early endorsement of survey plans, refer to the CPM for the general process. Unitywater Provisional Certificate of Completion is to be submitted to EDQ as part of the early endorsement of survey plan application.*	c) Prior to request 'On-Maintenance' inspection to Unitywater for the relevant stage. d) Prior to connecting to Unitywater's existing network works for the relevant stage. e) Prior to survey plan endorsement for the relevant stage
48.	**DN800 Water Main – Compliance Assessment** a) Submit to EDQ, for compliance assessment, detailed design plans certified by an RPEQ for DN800 water main between point D and point E as identified on KN Group drawing 16-151-SK550, rev B; in accordance with the: i. Unitywater's Connections Policy and the *South East Queensland Water Supply and Sewerage Design and Construction Code* ii. Water infrastructure agreement 'Waraba Neighbourhood Development Plan 1 & 2 (Precincts 1 to 6), Rivermont- Sewer and Water' (WIA). b) Submit to Unitywater for a 'Trunk or Active Asset' Pre-Start meeting request, construction of the sewer infrastructure works must not commence until a joint Pre-Start Meeting has occurred, between: i. the responsible consulting engineer; ii. the principal contractor and the subcontractor(s), if any; and iii. Unitywater representative.	a) Prior to commencement of the associated works. b) Prior to commencement of the associated works.

PDA Development Conditions		
No.	**Condition**	**Timing**
	c) Construct the infrastructure in accordance with the approved plans required under part a) of this condition, the South East Queensland Water Supply and Sewerage Design and Construction Code, Unitywater's Connections Administration Manual, Specifications and so on. Nominated Competent Engineer(s) (RPEQ) communicate with Unitywater, including but not limited to submitting relevant progress reports to Unitywater and requesting Unitywater for necessary inspections during construction.	c) Prior to request 'On-Maintenance' inspection to Unitywater.
	d) Request and obtain 'on-maintenance' certificate for all water infrastructure assets donated to Unitywater. Submit documentation in compliance with requirements of the South East Queensland Water Supply and Sewerage Design and Construction Code, Connections Administration Manual and the Accreditation and Certification Manual.	d) Prior to commissioning the water main.
	e) Prior to commissioning the water main, the Applicant must submit a commissioning plan to Unitywater for review and approval. The commissioning plan must comply with all relevant standards and demonstrate measures to minimise water stagnation within the dead-end section of the water main and maintain acceptable water quality throughout the network. Written approval from Unitywater must be obtained before commissioning commences.	e) Prior to connecting to Unitywater's existing network works.
	f) Submit to EDQ, "as constructed" plans, certified by an RPEQ as well as asset register, relevant test results in accordance with Unitywater's current adopted standards. *NOTE: For early endorsement of survey plan, refer to the CPM for the general process. Unitywater Provisional Certificate of Completion is to be submitted to EDQ as part of the early endorsement of survey plan application.*	f) Prior to survey plan endorsement for stage 1.
49.	**DN250 Sewer Main – Compliance Assessment** a) Submit to EDQ, for compliance assessment, detailed design plans certified by an RPEQ for DN250 sewer main between point L and point N, as identified on KN Group drawing 16-151-SK552, rev E, and extend the DN250 sewer main to connect to the sewer approved under DEV-2026-WAR-4907 (Trunk Sewer Package 3); in accordance with the: i. Unitywater's Connections Policy and the South East Queensland Water Supply and Sewerage Design and Construction Code;	a) Prior to commencement of the associated works.

PDA Development Conditions		
No.	**Condition**	**Timing**
	ii. Water infrastructure agreement 'Waraba Neighbourhood Development Plan 1 & 2 (Precincts 1 to 6), Rivermont- Sewer and Water' (WIA).	
	b) Submit to Unitywater for a 'Trunk or Active Asset' Pre-Start meeting request with required documents. Construction of the sewer infrastructure works must not commence until a joint Pre-Start Meeting has occurred, between: i. the responsible consulting engineer; ii. the principal contractor and the subcontractor(s), if any; and iii. Unitywater representative	b) Prior to commencement of the associated works.
	c) Construct the infrastructure in accordance with the approved plans required under part a) of this condition, the South East Queensland Water Supply and Sewerage Design and Construction Code, Unitywater's Connections Administration Manual, Specifications and so on. Nominated Competent Engineer(s) (RPEQ) communicate with Unitywater, including but not limited to submitting relevant progress reports to Unitywater and requesting Unitywater for necessary inspections during construction.	c) Prior to request 'On-Maintenance' inspection to Unitywater.
	d) Request and obtain 'on-maintenance' certificate from Unitywater for the infrastructure required under part a) of this condition. Submit documentation in compliance with requirements of the South East Queensland Water Supply and Sewerage Design and Construction Code, Connections Administration Manual and the Accreditation and Certification Manual.	d) Prior to connecting to Unitywater's existing network works.
	e) Submit to EDQ, "as constructed" plans, certified by an RPEQ as well as asset register, relevant test results in accordance with Unitywater's current adopted standards. *NOTE: For early endorsement of survey plan, refer to the CPM for the general process. Unitywater Provisional Certificate of Completion is to be submitted to EDQ as part of the early endorsement of survey plan application.*	e) Prior to survey plan endorsement for the relevant stage
50.	**Ensure completion of dependent water and sewer infrastructure** For each stage and each asset, please ensure all dependent water and sewer infrastructure has been completed and obtain an On-Maintenance Certificate from Unitywater.	Prior to the earlier of survey plan endorsement for the relevant stage OR

PDA Development Conditions		
No.	**Condition**	**Timing**
		requesting On-Maintenance Certificate for the relevant stage or asset.
51.	**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 survey plan endorsement. OR Prior to connection to the Unitywater sewerage network

STANDARD ADVICE

Compliance with the obligations of executed Infrastructure Agreements (IA) and Water Infrastructure Agreements (WIA) varied time to time, is to be upheld through the development of this approval.

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.

Please note that land is to be appropriately treated for Fire Ants in accordance with Queensland biosecurity requirements.

POWERLINK ADVICE

This response does not constitute an approval to commence any works within the easement. Prior written approval is required from Powerlink Queensland before any work is undertaken within the easement areas. All works on easement (including but not limited to earthworks, drainage and detention basins; road construction; street lighting, filling and excavation, underground and overhead service installation) require detailed submissions, assessments and consent (or otherwise) by Powerlink.

The applicant should note that the transmission corridor is a double width easement that provides for an additional transmission line. The timing of any future additional transmission line is uncertain. It is dependent on demand for electricity related to growth in population, industry and the location of new power generation and other options for power supply.

Should any doubt exist in maintaining the prescribed clearance to electrical infrastructure the applicant is obliged under the *Electrical Safety Act 2002* to seek advice from Powerlink.

In order for Powerlink to maintain and operate a safe and reliable supply of electricity, we require unrestricted 24-hour access to our corridors and infrastructure.
We will require practical access (typically by 4WD vehicle – but to standard no less than existing) to the Powerlink structures.
If it is envisaged that there will be any interference or alteration to our current access arrangements prior, during or after the completion of your works, we require that the applicant contacts our Works Control Manager Easements – Mr Ehren Wittmer – Ph: 0418 233 916) to formalise unrestricted 24-hour access arrangements.

Compliance with the *Electrical Safety Act 2002* including any Code of Practice under the Act and the *Electrical Safety Regulation 2013* including any safety exclusion zones defined in the Regulation.
In respect of this application, the exclusion zone for untrained persons and for operating plant operated by untrained persons is six **(6) metres** from the **275,000-volt** wires and exposed electrical parts.
If works have the potential to come within the prescribed clearance to the conductors and electrical infrastructure, then the applicant must seek advice from Powerlink by completing the Application for Safety Advice – Form and submitting to property@powerlink.com.au

UNITYWATER ADVICE

The Aboriginal Cultural Heritage Act 2003
The *Aboriginal Cultural Heritage Act 2003* 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 *Aboriginal Cultural Heritage Act 2003.*

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.

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.

Design and construction
Prior to network works approval, any water supply and sewerage works must be designed in accordance with the *South East Queensland Water Supply and Sewerage Design and Construction Code*, 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.

Work health and safety compliance
At all times during construction and until works are accepted 'Off-Maintenance', the Applicant must comply with the *Work Health and Safety Act* and Regulations.
Note: Should the Applicant fail to appoint a Principal Contractor within the meaning of that Act within the time required, the Applicant shall be the Principal Contractor under that Act 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 Act.*

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.

Existing water meter(s)
The Applicant is advised that if the existing water meter currently serving the property will no longer be required, an application (Standard Connection Request) must be made to Unitywater to disconnect the meter.
A fee is applicable for the disconnection of services.
Refer to Unitywater Fees and Charges schedule at: Pricing, fees and charges.

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 ****