DELIVERING FOR QUEENSLAND | Queensland Government

Economic Development Queensland

Our ref: DEV-2026-WAR-5517

16/11/2026

Tony Mitchell
Place Design Group
GPO Box 775,
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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 Operational Works for Rivermont Streetscape Works (Precinct 2 Stages 1-2 & Precinct 3 Stages 3-4)**
Property Location:	**60 Litherland Road, Wagtail Grove**
Property Description:	**Lot 4 RP886161**

On 16 November 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

Xi Gan
Manager
Development Services
Economic Development Queensland

Cc: City of Moreton Bay

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PDA Decision Notice

Site information		
Name of Priority Development Area (PDA)	Waraba	
Site address	60 Litherland Road, Wagtail Grove	
Lot on plan description	Lot number	Plan description
	4	RP886161

PDA Development Approval details	
DEV Reference No.	DEV-2026-WAR-5517
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	Streetscape Works (Precinct 2 Stages 1-2, Precinct 3 Stages 3-4)
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	16/11/2026
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**

Precinct 2 Stage 1				
1	COVER SHEET	PLACE-LS-DRW-P2-STG1-000	Place Design Group Pty Ltd	07.10.2026
2	LANDSCAPE SPECIFICATION NOTES	PLACE-LS-DRW-P2-STG1-001	Place Design Group Pty Ltd	07.10.2026
3	LANDSCAPE MAINTENANCE NOTES	PLACE-LS-DRW-P2-STG1-002	Place Design Group Pty Ltd	07.10.2026
4	LANDSCAPE LEGENDS AND SCHEDULES	PLACE-LS-DRW-P2-STG1-003	Place Design Group Pty Ltd	07.10.2026
5	LANDSCAPE SURFACE FINISHES PLAN SHEET 1	PLACE-LS-DRW-P2-STG1-201	Place Design Group Pty Ltd	07.10.2026
6	LANDSCAPE SURFACE FINISHES PLAN SHEET 2	PLACE-LS-DRW-P2-STG1-202	Place Design Group Pty Ltd	07.10.2026
7	LANDSCAPE PLANTING PLAN SHEET 1	PLACE-LS-DRW-P2-STG1-601	Place Design Group Pty Ltd	07.10.2026
8	LANDSCAPE PLANTING PLAN SHEET 2	PLACE-LS-DRW-P2-STG1-602	Place Design Group Pty Ltd	07.10.2026
9	LANDSCAPE HARDSCAPE DETAILS SHEET 1	PLACE-LS-DRW-P2-STG1-901-1	Place Design Group Pty Ltd	07.10.2026
10	LANDSCAPE SOFTSCAPE DETAILS SHEET 1	PLACE-LS-DRW-P2-STG1-902-1	Place Design Group Pty Ltd	07.10.2026
11	LANDSCAPE FENCE DETAILS SHEET 1	PLACE-LS-DRW-P2-STG1-904-1	Place Design Group Pty Ltd	07.10.2026
Precinct 2 Stage 2				
1	COVER SHEET	PLACE-LS-DRW-P2-STG2-000	Place Design Group Pty Ltd	07.10.2026
2	LANDSCAPE SPECIFICATION NOTES	PLACE-LS-DRW-P2-STG2-001	Place Design Group Pty Ltd	07.10.2026
3	LANDSCAPE MAINTENANCE NOTES	PLACE-LS-DRW-P2-STG2-002	Place Design Group Pty Ltd	07.10.2026
4	LANDSCAPE LEGENDS AND SCHEDULES	PLACE-LS-DRW-P2-STG2-003	Place Design Group Pty Ltd	07.10.2026
5	LANDSCAPE SURFACE FINISHES PLAN SHEET 1	PLACE-LS-DRW-P2-STG2-201	Place Design Group Pty Ltd	07.10.2026
6	LANDSCAPE SURFACE FINISHES PLAN SHEET 2	PLACE-LS-DRW-P2-STG2-202	Place Design Group Pty Ltd	07.10.2026
7	LANDSCAPE PLANTING PLAN SHEET 1	PLACE-LS-DRW-P2-STG2-601	Place Design Group Pty Ltd	07.10.2026
8	LANDSCAPE PLANTING PLAN SHEET 2	PLACE-LS-DRW-P2-STG2-602	Place Design Group Pty Ltd	07.10.2026

9	LANDSCAPE HARDSCAPE DETAILS SHEET 1	PLACE-LS-DRW-P2-STG2-901-1	Place Design Group Pty Ltd	07.10.2026
10	LANDSCAPE SOFTSCAPE DETAILS SHEET 1	PLACE-LS-DRW-P2-STG2-902-1	Place Design Group Pty Ltd	07.10.2026
11	LANDSCAPE FENCE DETAILS SHEET 1	PLACE-LS-DRW-P2-STG2-904-1	Place Design Group Pty Ltd	07.10.2026
12	LANDSCAPE FENCE DETAILS SHEET 2	PLACE-LS-DRW-P2-STG2-904-2	Place Design Group Pty Ltd	07.10.2026
13	LANDSCAPE FENCE DETAILS SHEET 3	PLACE-LS-DRW-P2-STG2-904-3	Place Design Group Pty Ltd	07.10.2026
14	LANDSCAPE FENCE DETAILS SHEET 4	PLACE-LS-DRW-P2-STG2-904-4	Place Design Group Pty Ltd	07.10.2026
15	LANDSCAPE FURNITURE DETAILS SHEET 1	PLACE-LS-DRW-P2-STG2-906-1	Place Design Group Pty Ltd	07.10.2026
Precinct 3 Stage 3				
16	COVER SHEET	PLACE-LS-DRW-P3-STG3-000	Place Design Group Pty Ltd	27.10.2026
17	LANDSCAPE SPECIFICATION NOTES	PLACE-LS-DRW-P3-STG3-001	Place Design Group Pty Ltd	27.10.2026
18	LANDSCAPE MAINTENANCE NOTES	PLACE-LS-DRW-P3-STG3-002	Place Design Group Pty Ltd	27.10.2026
19	LANDSCAPE LEGENDS AND SCHEDULES	PLACE-LS-DRW-P3-STG3-003	Place Design Group Pty Ltd	27.10.2026
20	LANDSCAPE SURFACE FINISHES PLAN SHEET 1	PLACE-LS-DRW-P3-STG3-201	Place Design Group Pty Ltd	27.10.2026
21	LANDSCAPE SURFACE FINISHES PLAN SHEET 2	PLACE-LS-DRW-P3-STG3-202	Place Design Group Pty Ltd	27.10.2026
22	LANDSCAPE SURFACE FINISHES PLAN SHEET 3	PLACE-LS-DRW-P3-STG3-203	Place Design Group Pty Ltd	27.10.2026
23	LANDSCAPE PLANTING PLAN SHEET 1	PLACE-LS-DRW-P3-STG3-601	Place Design Group Pty Ltd	27.10.2026
24	LANDSCAPE PLANTING PLAN SHEET 2	PLACE-LS-DRW-P3-STG3-602	Place Design Group Pty Ltd	27.10.2026
25	LANDSCAPE PLANTING PLAN SHEET 3	PLACE-LS-DRW-P3-STG3-603	Place Design Group Pty Ltd	27.10.2026
26	LANDSCAPE HARDSCAPE DETAILS SHEET 1	PLACE-LS-DRW-P3-STG3-901-1	Place Design Group Pty Ltd	27.10.2026
27	LANDSCAPE SOFTSCAPE DETAILS SHEET 1	PLACE-LS-DRW-P3-STG3-902-1	Place Design Group Pty Ltd	27.10.2026
28	LANDSCAPE FENCE DETAILS SHEET 1	PLACE-LS-DRW-P3-STG3-904-1	Place Design Group Pty Ltd	27.10.2026

29	LANDSCAPE FURNITURE DETAILS SHEET 1	PLACE-LS-DRW-P3-STG3-906-1	Place Design Group Pty Ltd	27.10.2026
Precinct 3 Stage 4				
30	COVER SHEET	PLACE-LS-DRW-P3-STG4-000	Place Design Group Pty Ltd	27.10.2026
31	LANDSCAPE SPECIFICATION NOTES	PLACE-LS-DRW-P3-STG4-001	Place Design Group Pty Ltd	27.10.2026
32	LANDSCAPE MAINTENANCE NOTES	PLACE-LS-DRW-P3-STG4-002	Place Design Group Pty Ltd	27.10.2026
33	LANDSCAPE LEGENDS AND SCHEDULES	PLACE-LS-DRW-P3-STG4-003	Place Design Group Pty Ltd	27.10.2026
34	LANDSCAPE SURFACE FINISHES PLAN SHEET 1	PLACE-LS-DRW-P3-STG4-201	Place Design Group Pty Ltd	27.10.2026
35	LANDSCAPE SURFACE FINISHES PLAN SHEET 2	PLACE-LS-DRW-P3-STG4-202	Place Design Group Pty Ltd	27.10.2026
36	LANDSCAPE SURFACE FINISHES PLAN SHEET 3	PLACE-LS-DRW-P3-STG4-203	Place Design Group Pty Ltd	27.10.2026
37	LANDSCAPE LEVELS PLAN SHEET 1	PLACE-LS-DRW-P3-STG4-301	Place Design Group Pty Ltd	27.10.2026
38	LANDSCAPE LEVELS PLAN SHEET 2	PLACE-LS-DRW-P3-STG4-302	Place Design Group Pty Ltd	27.10.2026
39	LANDSCAPE LEVELS PLAN SHEET 3	PLACE-LS-DRW-P3-STG4-303	Place Design Group Pty Ltd	27.10.2026
40	LANDSCAPE PLANTING PLAN SHEET 1	PLACE-LS-DRW-P3-STG4-601	Place Design Group Pty Ltd	27.10.2026
41	LANDSCAPE PLANTING PLAN SHEET 2	PLACE-LS-DRW-P3-STG4-602	Place Design Group Pty Ltd	27.10.2026
42	LANDSCAPE PLANTING PLAN SHEET 3	PLACE-LS-DRW-P3-STG4-603	Place Design Group Pty Ltd	27.10.2026
43	LANDSCAPE HARDSCAPE DETAILS SHEET 1	PLACE-LS-DRW-P3-STG4-901-1	Place Design Group Pty Ltd	27.10.2026
44	LANDSCAPE SOFTSCAPE DETAILS SHEET 1	PLACE-LS-DRW-P3-STG4-902-1	Place Design Group Pty Ltd	27.10.2026
45	LANDSCAPE STAIR & WALL DETAILS SHEET 1	PLACE-LS-DRW-P3-STG4-903-1	Place Design Group Pty Ltd	27.10.2026
46	LANDSCAPE FENCE DETAILS SHEET 1	PLACE-LS-DRW-P3-STG4-904-1	Place Design Group Pty Ltd	27.10.2026
47	LANDSCAPE FENCE DETAILS SHEET 2	PLACE-LS-DRW-P3-STG4-904-2	Place Design Group Pty Ltd	27.10.2026
48	LANDSCAPE FENCE DETAILS SHEET 3	PLACE-LS-DRW-P3-STG4-904-3	Place Design Group Pty Ltd	27.10.2026

49	LANDSCAPE FENCE DETAILS SHEET 4	PLACE-LS-DRW-P3-STG4-904-4	Place Design Group Pty Ltd	27.10.2026
50	LANDSCAPE FENCE DETAILS SHEET 5	PLACE-LS-DRW-P3-STG4-904-5	Place Design Group Pty Ltd	27.10.2026
51	LANDSCAPE FURNITURE DETAILS SHEET 1	PLACE-LS-DRW-P3-STG4-906-1	Place Design Group Pty Ltd	27.10.2026

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	**Certification of Operational Work** Carry out all Operational Work under this approval in accordance with the *Certification Procedures Manual (CPM)*. In addition to the requirements under the CPM, invitation to City of Moreton Bay Council officers is required for the following inspections, with minimum 48 hour notice: • On maintenance inspection for Council's acceptance of all works. • Inspections for defects during the maintenance period. • Off maintenance inspection of all works. Note: Council attendance at these inspections is optional.	At all times during construction and the maintenance period.
2	**Hours of Work – Construction** Unless otherwise endorsed, via Compliance Assessment for out of hours work, construction hours for the approved	At all times.

PDA Development Conditions		
No.	**Condition**	**Timing**
	development are limited to Monday to Saturday between 6:30am to 6:30pm, excluding public holidays.	
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. The out of hours work request form is available at EDQ's website.	Minimum of 10 business days prior to proposed out of hours work commencement date
4	**Works – Applicant's Expense** All works, services, facilities and/or public utility alterations required by or as a consequence of this approval or stated condition/s, whether carried out by the Council or otherwise, shall be at the developer's expense unless otherwise specified or agreed in writing. Replace existing Council infrastructure (including but not limited to street trees and footpaths) to Council's standards.	At all times during construction and prior to works being accepted Off Maintenance.
5	**As Constructed Information – Landscape works** a) Provide, for review and approval, Council with a preliminary set of the 'Survey As Constructed' drawings for the approved works, a digital ADAC file and Bill of Quantities. The Bill of Quantities shall include (as a minimum): • Area of garden beds (including bio-retention areas); • Area of turf within the park; and • Number of street trees. b) Submit approved As Constructed drawings, digital ADAC file and the Bill of Quantities in accordance with Council's Planning Scheme, relevant Planning Scheme Policies and design standards current at the time of development.	a) Prior to the On Maintenance Inspection. b) Prior to works being accepted On Maintenance.
6	**Planting in Road Verges (including street trees)** a) The extent of planting in road verges is strictly limited to the allocations identified in Council's Planning Scheme Policies and shown on Council's standard drawings unless approved otherwise in writing by Council's delegated officer.	a) Prior to acceptance of works On Maintenance.

PDA Development Conditions		
No.	**Condition**	**Timing**
	b) The location of individual plants within the road reserve area is to be as shown on Council's standard drawings.	b) At all times.
7	**Fertilisers for Grassing and Landscape Works** Odorous chemicals, fertilisers, soil conditioners or mulches shall not be used on land development projects. Only a non-odorous, commercially bagged and labelled fertiliser shall be used when seeding grass areas or laying turf. Without limiting the above, Council's delegated officer may approve the use of suitably composed and aged organic material, such as soil conditioners, at the following locations: • in isolated locations where existing and proposed houses are considerable distances from the work site; and • where, in the officer's opinion, their use would not adversely affect the occupiers of any nearby properties with strong odours or loose material blown from the work site. Council's delegated officer will provide the approval in writing with conditions where odorous fertilisers are approved.	At all times during construction.
8	**Stabilisation of Disturbed Areas** Ensure that a grass strike rate of at least 80% cover has been attained on all disturbed areas or other approved means of stabilisation of grassed areas have been provided. Note: For residential and rural residential subdivisions, the road reserve between kerb and property line shall be turfed as a condition of completion.	Prior to works being accepted On Maintenance.

STANDARD ADVICE

1	**Development Permit** This approval shall comply with all the conditions of related approval as stipulated in the Decision Notice referenced as DA/2025/5733 dated 2 April 2026 . The Applicant needs to be aware that the Currency Period of that Decision Notice may determine the validity period of this Decision Notice.

2	**Aboriginal Cultural Heritage Act** The *Aboriginal Cultural Heritage Act 2003* commenced in Queensland on April 16, 2004. Under the Act, indigenous parties are key in assessing cultural heritage significance. The *Aboriginal Cultural Heritage Act 2003* establishes a Duty of Care for indigenous cultural heritage. This applies on all land and water, including freehold land. The Cultural Heritage Duty of Care lies with the person or entity conducting the activity. Penalty provisions apply for failing to fulfil the Cultural Heritage Duty of Care. Those proposing an activity that involves additional surface disturbance beyond that which has already occurred on the proposed site need to be mindful of the Duty of Care requirement. Details of how to fulfil the Duty of Care are outlined in the Duty of Care Guidelines gazetted with the Act. Council strongly advises that you contact the relevant state agency to obtain a copy of the Duty of Care Guidelines and further information on the responsibilities of developer under the terms of the *Aboriginal Cultural Heritage Act 2003*.
3	**Landscaping Standards** All landscaping shall be in accordance with Council's Standards and the approved Operational Works landscaping plan. Note: The current design standards and relevant planning scheme codes and policies are: • Works code; • Reconfiguring a lot codes; • PSP- Integrated Design
4	**Biosecurity Act 2014 - Fire Ant Control** Significant portions of the Moreton Bay are within Fire Ant Biosecurity zone 2 and must remain vigilant for the presence of fire ants. Under the Biosecurity Act 2014 individuals and businesses are responsible for ensuring that they follow the movement controls for specific organic materials to help prevent the spread of fire ants within South East Queensland's fire ant biosecurity zones. Movement of a fire ant carrier from within the fire ant biosecurity zone may need a biosecurity instrument permit. More information is available on https://www.fireants.org.au/treat/business-and-industry/movement-controls

**** End of Package ****