

DEV2013/432

20 June 2013

Mr Rob Moore
Project Director
Lend Lease Communities (Yarrabilba) Pty Ltd
PO Box 1512
MILTON QLD 4064

Dear Rob

SECTION 89(1)(a) PDA DEVELOPMENT APPROVAL FOR A PDA DEVELOPMENT APPLICATION FOR A PDA DEVELOPMENT PERMIT FOR A ROL (1 INTO 9 LOTS) WITH PLAN OF DEVELOPMENT FOR BUSINESS, CAR PARK, HEALTH CARE SERVICES, SERVICE INDUSTRY, MULTIPLE RESIDENTIAL, OTHER RESIDENTIAL, SHORT TERM ACCOMMODATION, FAST FOOD PREMISES, MARKET, SERVICE STATION, SHOP, SHOPPING CENTRE, SHOWROOM, CHILD CARE CENTRE, COMMUNITY FACILITY, EDUCATIONAL ESTABLISHMENT, UTILITY INSTALLATION AND INDOOR ENTERTAINMENT AT 1568-1618 WATERFORD TAMBORINE ROAD YARRABILBA DESCRIBED AS LOT 907 ON SP247345

On 20 June 2013 the Minister for Economic Development Queensland (MEDQ) approved the Priority Development Area (PDA) development application pursuant to s.85(4)(b) of the *Economic Development Act 2012*. MEDQ has decided to grant all of the PDA development approval applied for subject to PDA development conditions set out in the attached PDA Development Approval Package.

The PDA development application and the decision notice can also be viewed in the MEDQ Development Approvals Register via the MEDQ website <http://edq.qld.gov.au/infrastructure-and-planning/priority-development-area-development-approvals>.

Should you have any queries in relation to the decision notice, please do not hesitate to contact Lyndy Rapson on (07) 3204 4181.

Yours Sincerely



Patrick Atkinson
Manager Development Assessment

PDA Decision Notice – Approval

Site information		
Name of priority development area (PDA)	Yarrabilba	
Site address	1568 – 1618 Waterford Tamborine Road Yarrabilba	
Lot on plan description	Lot number	Lot description
	907	SP247345
PDA development application details		
MEDQ reference number	DEV2013/432	
Lodgement date	22 March 2013	
Type of application	☐ New development involving:- ☐ Reconfiguring a lot ☐ Development permit	
Description of proposal applied for	Reconfiguring a lot (1 into 9 lots) with Plan of Development for Business, Car park, Health care services, Service industry, Multiple residential, Other residential, Short term accommodation, Fast food premises, Market, Service station, Shop, Shopping centre, Showroom, Child care centre, Community facility, Educational establishment, Utility installation and Indoor entertainment.	
PDA development approval details		
Decision of the MEDQ	The MEDQ 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	20 June 2013	
Currency period	4 years	
Plans and specification		
The plans and specifications approved by the MEDQ and referred to in the PDA development conditions concerning the PDA development approval are detailed below.		
Approved plans, reports and specifications	Number (if applicable)	Date (if applicable)
1. Yarrabilba – Precinct One Lot 5007 & 5008 Proposed Subdivision (Amended In Red)	Dgn No. YAR-P01-A5007/8 130612	12 JUN 2013
2. Functional Layout Plan Services and Spot Levels (Amended in Red)	13-111-SK01 Revision A	APR 13
3. Precinct One Plan of Development Superblock A – Mixed Use Employment Focused	Dgn No. YB- P01-NRPOD101118K Sheet 3A of 9	11 JUN 2013
4. Precinct One Plan of Development Superblock A – Mixed Use District	Dgn No. YB-P01-NRPOD101118K	11 JUN 2013

	Centre Focus (Amended In Red)	Sheet 3B of 9	
5.	Precinct One Non-Residential Plan of Development Common Clauses Document (Amended in Red)	Dgn No. YB-P01-NRPOD110408D	11 JUN 2013
6.	Precinct One Reconfiguration of a Lot – Amendments (Amended in Red)	Drawing No. YB-P01-ROLB130612	12 JUN 2013
PDA Development Conditions			Timing
1	Carry out the approved development Carry out the approved development generally in accordance with the approved plans and documents.	Prior to survey plan endorsement.	
2	Complete all Operational Work Complete all operational work associated with this development approval, including work required by any of the following conditions. Such operational work is to be carried out generally in accordance with the approved plans.	Prior to survey plan endorsement	
3	Certification Agreement a) In relation to all operational works undertaken on the site comply with all requirements and fulfil all responsibilities outlined in the EDQ/ULDA Self Certification Procedures Manual. b) The currency period is 4 years from the day of effect of the approval. <i>Note: Under the EDQ/ULDA Self Certification Procedures Manual, no work is to commence until the applicable certification documents submitted by the Project Coordinator are acknowledged in writing by the EDQ.</i>	Prior to commencement of site works	
4	Pre-Construction Certification No work shall commence until the EDQ acknowledges in writing receipt of certification package(s) from the Project Coordinator in accordance with EDQ/ULDA Certification Procedures Manual.	Prior to commencement of construction	
5	Post-Construction Certification In accordance with the EDQ/ULDA Certification Procedures Manual, submit Post-Construction (Practical Completion) Certification, approved forms and “as Constructed” plans including an asset register, certified by a Registered Professional Engineer Queensland (RPEQ), that the plans are a true record of the works “as constructed” are in accordance with the approved plans.	Prior to survey plan endorsement	
6	Internal Private Road and Bus Stop a) Submit to the EDQ engineering design/construction drawings, checked and certified by a Registered Professional Engineer of Queensland (RPEQ-Civil) generally in accordance with the Yarrabilba – Precinct One Lot 5007 & 5008 Proposed Subdivision dated 12 JUN 2013 and the Functional Layout Plan Services and Spot Levels Plan dated Apr 2013. b) Construct the internal private roads and bus stop generally in accordance with part a) of this condition.	a) Prior to the commencement of works b) Prior to survey plan endorsement	

	c) Submit to the EDQ 'as constructed' plans including an asset register in a format certifying that the works have been completed in accordance with the approved drawings and Logan City Council's adopted standards checked and certified by a Registered Professional Engineer Queensland (RPEQ-Civil).	c) Prior to survey plan endorsement
7	Public Pedestrian/Cycle Access Construct pedestrian crossings and cycle pathways generally in accordance with the Precinct One Plan of Development Superblock A – Mixed Use District Centre Focus (Amended in Red) Dgn No YB-NRPOD101118K Sheet 3B of 9 dated 11 JUN 2013.	Prior to endorsement of survey plan.
8	Internal Water Reticulation a) Submit to the EDQ detailed water reticulation plans, certified by a Registered Professional Engineer Queensland (RPEQ- Civil) designed generally in accordance with the Functional Layout Plan Services and Spot Levels dated Apr 2013, the Water Services Association of Australia's (WSAA) 'Water Supply Code of Australia – WSA 03-2002 and Logan City Council's (LCC) standards. b) Construct the works in accordance with the part a) certified plans. c) Submit to the EDQ 'as-constructed' plans including an asset register in a format certifying that the works have been completed in accordance with the approved drawings and Logan City Council's adopted standards checked and certified by a Registered Professional Engineer Queensland (RPEQ-Civil).	a) Prior to commencement of site works b) Prior to survey plan endorsement c) Prior to survey plan endorsement
9	Internal Sewer Reticulation a) Submit to the EDQ detailed sewer reticulation plans, certified by a Registered Professional Engineer Queensland (RPEQ- Civil), designed generally in accordance with the Functional Layout Plan Services and Spot Levels dated Apr 2013, Water Services Association of Australia's (WSAA) "Sewerage Code of Australia – WSA 02-2002' or Logan City Council' standards whichever is applicable. b) Construct the works in accordance with the part a) certified plans. c) Submit to the EDQ 'as-constructed' plans including an asset register in a format acceptable to Logan City Council checked and certified by a Registered Professional Engineer Queensland (RPEQ-Civil).	a) Prior to commencement of site works b) Prior to survey plan endorsement c) Prior to survey plan endorsement

10	Stormwater system a) Submit to the EDQ designs and hydraulic calculations for the proposed stormwater drainage system checked and certified by a Registered Professional Engineer Queensland (RPEQ) in accordance with Logan City Council's Standards. The stormwater system shall be generally designed in accordance with the following reports: - Yarrabilba Precinct 1 – Stormwater Management Plan, prepared by DesignFlow File No. S:/Projects/4147 dated February 2011 - DesignFlow Letter dated 17th March 2011 b) Construct works in accordance with part (a) of this condition. c) Submit to the EDQ 'as-constructed' plans including an asset register in a format acceptable to Logan City Council checked and certified by a Registered Professional Engineer Queensland (RPEQ-Civil).	a) Prior to the commencement of site works b) Prior to survey plan endorsement c) Prior to survey plan endorsement
11	Street lighting Design and install a street lighting system (including connections and energising) to all roads within the development at no cost to Council. The design and construction of the street lighting system must: a) be undertaken by a Registered Professional Engineer Queensland (RPEQ-Electrical) b) be in accordance with the Yarrabilba LED Streetlighting – Warranty & Maintenance Deed dated 26/09/12 c) be in accordance with Logan City Council's Planning Scheme Engineering Design Guidelines d) meet the relevant requirements of the electricity supplier; and e) be acceptable to the electricity supplier as 'Rate 3 Public Lighting'.	Prior to survey plan endorsement
12	Electricity Submit to the EDQ either: a) written evidence from Energex confirming that the existing underground low-voltage electricity supply is available to the newly created lots; or b) written evidence from Energex confirming that the applicant has entered into an agreement with an authorised electricity supplier (e.g. Energex) to provide underground electricity services.	a) Prior to survey plan endorsement b) Prior to survey plan endorsement
13	Telecommunications Submit to the EDQ documentation from an authorised telecommunication service provider confirming that	Prior to survey plan endorsement

	satisfactory agreements have been made for the provision of underground telecommunication services to each new lot within the proposed subdivision.	
14	Broadband Provide infrastructure within the development to accommodate Opticomm services in accordance with the NBN Co Limited 'New Developments: Deployment of the NBN Co Conduit and Pit Network – Guidelines for Developers', Doc. No NBN-TE-CTO-194, issue date 1 st April 2011 and the Lend Lease Communities (Yarrabilba) / Opticomm Telecommunications Agreement – Yarrabilba Precinct One dated 7/08/12.	Prior to survey plan endorsement.
15	Service Conduits & Mains a) Submit confirmation from the relevant authorities that service allocation arrangements within the road verges meet the reasonable requirements of each of the Utility Authorities. b) Supply and install all reasonable service conduits and meet the cost of any alterations to public utility mains, existing mains, services or installations required in association with the approved development. Joint use service trenches are to be utilised where possible.	a) Prior to survey plan endorsement b) Prior to survey plan endorsement
16	Filling and Excavation a) Earthworks are to generally be undertaken in accordance with the following documents:- <i>Broadscale Geotechnical Investigation Report for the Yarrabilba Development by Bowler Geotechnical Pty Ltd, Job No. 5928db.04 issued 6th May 20004</i> - As3798-1996-Guidelines on Earthworks for Commercial and Residential Developments. Supervise Bulk Earthworks to level 1 and have a frequency of field density testing done in accordance with Table 8.1 of AS3798-1996. Submit to the EDQ an Earthworks Management Plan certified by a RPEQ specialising in geotechnical engineering. The plan shall include:- - Details of the management of acidic soils. - Details for the management of UXO as per DERM's recommendations. - The height and location of all retaining walls - The cut/fill limit of possible earthworks - Details of the dewatering of any existing dams, which are to be dewatered in accordance with Logan City Design and Construction Manual. - Stability of any embankments or excavations subject to inundation(e.g. bioretention basins, detention basins, stormwater or wastewater harvesting storage ponds)	a) Prior to the commencement of site work

	b) Submit certification to the EDQ by a RPEQ specialising in geotechnical engineering stating that all constructed cut/fill batters and/or retaining structures have achieved adequate stability with a factor of safety greater than 1.5 and that all cut and fill operations have been carried out in accordance with AS3798 and any unsuitable material encountered has been treated or replaced with suitable replacement material.	b) Prior to survey plan endorsement
17	Easements over infrastructure Easements are required in accordance with the following:- a) A stormwater drainage easement having a minimum width of four metres or as determined following detailed design, whichever is the greater, to the benefit of Council that includes; ○ all stormwater overland flow paths traversing the land; and ○ any stormwater main existing or proposed to traverse the land centrally located within the easement; and ○ all stormwater overland flow paths downstream of the land to an agreed lawful point of discharge; and ○ a stormwater drainage easement over the proposed stormwater detention basins and associated treatment facilities if the proposed location is not on land dedicated to Council or as determined prior to construction to the benefit of Council. Easements must be provided in favour and at no cost to Logan City Council (LCC). The terms of the easements must be to the satisfaction of the Chief Executive Officer of LCC. b) A shared access easement for a private road.	Prior to survey plan endorsement
18	Infrastructure charge In lieu of paying an infrastructure charge for municipal and state infrastructure, design, construct and complete, comply with or provide the works generally in accordance with the approved drawing or document, approved plan of development or the approved designs /construction drawings submitted in accordance with the relevant conditions 6, 7, 8, and 9.	As required by the relevant conditions
19	Sub-regional charge a) Unless a relevant infrastructure agreement provides to the contrary, pay to the EDQ the sub-regional charge in accordance with Table 1 Part A below.	

Table 1 Part A

Residential – other than a house Part A charge	Per lot
For lots for residential uses for Multiple residential, Other residential and Short term accommodation	\$5,291

- b) Unless a relevant infrastructure agreement provides to the contrary, pay to the EDQ the sub-regional charge in accordance with Table 2 Part A below.

Table 2 Part A

Non-residential uses Part A charge	Per lot
For lots for non-residential uses	\$2,000

- c) Unless a relevant infrastructure agreement provides to the contrary, pay to the EDQ the sub-regional charge in accordance with Table 3 Part B below.

Table 3 Part B

Residential - other than a House		Part B	
Charge per dwelling unit			
For residential dwellings for: Multiple residential Other residential Short term accommodation	Small ¹	Medium ¹	Large ¹
	\$3,053	\$4,070	\$5,291
Non-residential uses			
Land Use Category	Part B Charge per sqm of GFA		
Commercial			
Business	\$35		
Car park	\$35		
Health care services	\$35		
Industrial			
Service industry	\$45		
Retail			
Fast food premises	\$45		
Market	\$nil		
Service station	\$45		
Shop	\$45		
Shopping centre	\$45		
Showroom	\$35		
Service, community and other uses			
Child care centre	\$35		
Community facility	\$17		
Educational establishment	\$35		
Utility installation	\$nil		
Sport, recreation and entertainment			
Indoor entertainment	\$50		

¹ Small < 60m² GFA, Medium = 60m² GFA to 100m² GFA, Large > 100m² GFA

Table 1 Part A

- a) Prior to the survey plan endorsement.

Table 2 Part A

- b) Prior to the survey plan endorsement.

Table 3 Part B

- c) For residential uses the earlier of:

- i. prior to endorsement of a community management statement/ building format plan or
- ii. prior to commencing the relevant use or
- iii. prior to the issue of the certificate of classification

- c) For non-residential

uses the earlier of:

- i. prior to commencing the relevant use or
- ii. prior to the issue of the certificate of classification.

	d) Sub-regional works or land contributions, external to the UDA, including Council roads, State roads, sub-regional sewer and water may be offset against the sub-regional charge through agreement with the EDQ. e) All amounts in this condition are in July 2012 dollars and will be indexed on 1 July each year to be equal to the amount at the end of the immediately preceding financial year multiplied by a 3 year moving average annual percentage increase in the 3 year rolling average of the Queensland Road and Bridges Construction Index for the period of 3 years ending at the start of the immediately preceding financial year. Advisory note: An insurance bond may be lodged to cover the infrastructure charges which will be refundable where an infrastructure agreement has been entered into. Where an infrastructure agreement has not been entered into within one year of the date of this approval the insurance bond may be called up.																			
20	Implementation charge a) Unless a relevant infrastructure agreement provides to the contrary, pay to the EDQ the Implementation charge in accordance with Table 1 Part A below. Table 1 Part A <table><tr><th colspan="2">Residential – other than a house Part A charge</th><th>Part</th></tr><tr><td>For Multiple residential and Other residential</td><td></td><td>\$1,576 per lot</td></tr></table> b) Unless a relevant infrastructure agreement provides to the contrary, pay to the EDQ the Implementation charge in accordance with Table 2 Part B below. Table 2 Part B <table><tr><th colspan="4">Residential – other than a house Part B charge</th></tr><tr><td>For Multiple residential and Other residential</td><td>Small ¹</td><td>Medium ¹</td><td>Large ¹</td></tr><tr><td></td><td>\$1,024 per dwelling unit</td><td>\$1,307 per dwelling unit</td><td>\$1,576 per dwelling unit</td></tr></table> ¹ Small < 60m² GFA, Medium= 60m² GFA to 100m² GFA, Large>100m² GFA c) Where a payment is made in accordance with Table 2 Part B a credit will be applied where a payment has been previously made in accordance with Table 1 Part A. d) Infrastructure contributions may be offset against the Implementation charge through agreement with the EDQ. All amounts in this condition are in July 2012 dollars and	Residential – other than a house Part A charge		Part	For Multiple residential and Other residential		\$1,576 per lot	Residential – other than a house Part B charge				For Multiple residential and Other residential	Small ¹	Medium ¹	Large ¹		\$1,024 per dwelling unit	\$1,307 per dwelling unit	\$1,576 per dwelling unit	Table 1 Part A a) Prior to the survey plan endorsement. Table 2 Part B b) For residential uses the earlier of: i. prior to endorsement of a community management statement/building format plan or ii prior to commencing the relevant use
Residential – other than a house Part A charge		Part																		
For Multiple residential and Other residential		\$1,576 per lot																		
Residential – other than a house Part B charge																				
For Multiple residential and Other residential	Small ¹	Medium ¹	Large ¹																	
	\$1,024 per dwelling unit	\$1,307 per dwelling unit	\$1,576 per dwelling unit																	

	will be indexed on 1 July each year to be equal to the amount at the end of the immediately preceding financial year multiplied by a 3 year moving average annual percentage increase in the 3 year rolling average of the Queensland Road and Bridges Construction Index for the period of 3 years ending at the start of the immediately preceding financial year. Advisory notes: 1. The aforementioned contribution for the implementation covers employment and community development and ecological sustainable and innovation projects completed as part of a development. 2. An insurance bond may be lodged to cover the infrastructure charges which will be refundable where an infrastructure agreement has been entered into. Where an infrastructure agreement has not been entered into within one year of the date of this approval the insurance bond may be called up.	
21	Streetscape Works a) Prepare and submit to the EDQ for approval Streetscape Works Plan detailing proposed works: i. appropriate pavement treatments including finished surface levels, cross-falls and longitudinal grades ii. appropriate footpath location iii. street tree location and species, the ground preparation works and monthly maintenance plan iv. road uses adjacent to the kerbing (e.g. public transport stops, parking bays, No Standing zones etc). The plan is to be prepared by an Australian Institute of Landscape Architects registered landscape architect. b) Undertake the works generally in accordance with the approved streetscape works required under part (a) of this condition. Works are to be carried out in accordance with the following standards: i. AS1428.1 Design of Access and Mobility ii. AS1428.4 Tactile Ground Surface Indicators iii. Best Trade Practice (Part B of the Compliance Certificate – Landscape Works) iv. AS/NZA 1158.3.1, 1999 pedestrian Area Lighting Where compliance with an Australian Standard cannot be achieved consultation is to occur with the EDQ prior to certification. This work is to be certified by a suitably qualified urban design/landscape architect or registered Practising Engineer – Queensland RPEQ professional in accordance with the EDQ Certification Procedures Manual and to the satisfaction of the EDQ. c) On completion of this work submit written certification and “as constructed” plans to the EDQ demonstrating compliance with this condition.	a) Prior to commencement of works on site b) Prior to survey plan endorsement c) Prior to survey plan endorsement
22	Housing affordability and accessibility	

	a) Where multiple residential uses are developed, submit to the Manager – Development Assessment evidence that the development delivered 25 % housing that is affordable as per the Income Range and sub-targets detailed in the following matrix. <table><tr><td>Income Range (Ref: ULDA Guideline No. 16)</td><td>%</td></tr><tr><td>Band 1</td><td>5%</td></tr><tr><td>Band 2</td><td>10%</td></tr><tr><td>Band 3</td><td>10%</td></tr><tr><td>Total:</td><td>25%</td></tr></table> b) Where multiple residential uses are developed, submit to the Manager – Development Assessment, evidence that the development delivered 10% housing that is accessible.	Income Range (Ref: ULDA Guideline No. 16)	%	Band 1	5%	Band 2	10%	Band 3	10%	Total:	25%	a) prior to commencement of use b) prior to commencement of use
Income Range (Ref: ULDA Guideline No. 16)	%											
Band 1	5%											
Band 2	10%											
Band 3	10%											
Total:	25%											
23	Plans of Development (POD) Non Residential Non-residential development within a POD is subject to Compliance Assessment where specified on the individual POD. Compliance assessment means the process of having plans, works, documents, reports, strategies or the like, as required by a Plan of Development or condition of approval, endorsed by the nominated assessing authority. Nominated assessing authority, pursuant to section 88 of the <i>Economic Development Act 2012</i> (the Act), for the conditions of approval means:- (i) for engineering works: a) the Chief Executive Officer of the Economic Development Queensland (EDQ) or their delegate; b) a Certifier as agreed to by the EDQ; or c) if the site is no longer within a declared Priority Development Area under the Act, the local government or entity responsible for assessing and deciding planning and/or development applications in the area. (ii) for other matters: a) the Chief Executive Officer of the Economic Development Queensland (EDQ) or their delegate; or b) if the site is no longer within a declared Priority Development Area under the Act, the local government or entity responsible for assessing and deciding planning and/or development applications in the area.	Prior to survey plan endorsement.										

	The process and timeframes that apply to compliance assessment are: i. the applicant submits plans and supporting information as required for compliance assessment ii. within 15 business days the nominated assessing authority assesses the plans and supporting information and:- a) if satisfied with the information as submitted - endorses the information or b) if not satisfied with the information as submitted notifies the applicant accordingly (iii) if the applicant is notified under (ii)b. above, within the next 10 business days - the information and plans addressing the concerns are to be resubmitted to the nominated assessing authority. (iv) within 10 business days the nominated assessing authority assesses the re-submitted plans and supporting information and:- i. if satisfied with the re-submitted information lodged - endorses the plans and supporting information or ii. if not satisfied with the information as submitted notifies the applicant accordingly. (v) if the nominated assessing authority is not satisfied that compliance has been achieved, within 10 business days - the nominated assessing authority and applicant will repeat steps (iii) and (iv). 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. When the nominated assessing authority and applicant are both satisfied with the re-submitted information lodged - the nominated assessing authority endorses the plans and supporting information. The following generally outlines the information required to be submitted for compliance assessment:- i. plans for each building (site plan, floor plans, elevations, sections, roof plans, private and visitor car parking, private and semi-private open space etc) ii. details of proposed building materials iii. access and car parking arrangements iv. engineering drawings and documents v. specialist assessment reports as required that may include traffic, civil engineering, geotechnical, flooding,	
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	vi. acoustics and air quality landscape plans.	
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STANDARD ADVICE

Certification

Post-Construction certification is required prior to 'On Maintenance'. The format and documents required shall be in accordance with Logan City Council standards. The EDQ will require a minimum of 2 copies, bound in an A4 arch folder and 2 electronic copies on disk. Documents to be included but not limited to shall include:

1. A Post Construction Certification form
2. A Uncompleted Works Bond form
3. Report of Compliance with Development Approval Conditions from Project Coordinator
4. As Constructed Drawings
5. Compliance Test Records i.e. CCTV results etc
6. A list of non-compliance items
7. Material testing results

At the completion of the post-construction certification process the work assets will be transferred to the relevant controlling authority.

Noise and Dust Emissions

All development involving the emission of noise and dust from building/construction activities requires that the emission be in accordance with the requirements of the *Environmental Protection Act 1994*.

Pursuant to Division 3 Section 440R of the Environmental Protection Act 1994, a builder or building contractor must not carry out building work on a building site in a way that makes or causes audible noise to be made from the building work-

- (a) on a Sunday or public holiday, at any time; or
- (b) on a Saturday or business day, before 6:30am or after 6:30pm.

Other approvals

Please note that in order to lawfully undertake development, it may be necessary to obtain approvals other than this PDA development approval, some specific advices are outlined below. Other advices may include other approvals under the *Economic Development Act 2012* as well as the *Sustainable Planning Act 2009* (e.g. for building work), the *Plumbing and Drainage Act 2002* and the Commonwealth *Environmental Protection and Biodiversity Act 1999*. Carrying out development may also be subject to 'duty of care' legislation such as the *Aboriginal Cultural Heritage Act 2003*. For advice on other approvals that may be necessary in relation to your proposal, please seek professional advice.

Please note: The above information has been provided to the applicant as an advice only, and does not form part of the development approval conditions. This advice has been provided to the applicant to inform them of other obligations they may have to comply with (under state legislation or local laws) prior to their activity commencing.

OTHER ADVICE

Special Infrastructure Levy

An annual special infrastructure levy may be applied to properties in the Yarrabilba PDA to assist in funding strategies to mitigate potential development impacts outside

the PDA. Potential landowners must be made aware of the special infrastructure levy prior to the purchase of land.

SUPPORTING DOCUMENTS

Supporting Documents			
To remove any doubt, the following documents are not approved documents for the purposes of this PDA development approval, but rather are supporting documents.			
Supporting plan, reports and specifications		Number (if applicable)	Date (if applicable)
1	Broadscale Geotechnical Investigation Report for the Yarrabilba Development by Bowler Geotechnical Pty Ltd	No. 5928db.04	6 May 2004
2	Yarrabilba Precinct 1 – Stormwater Management Plan prepared by DesignFlow	-	25/2/2011
3	Addendum to Yarrabilba Precinct 1 Stormwater Management Plan prepared by DesignFlow	-	17/3/2011

**** End of Package ****

