

DEV2013/452

8 August 2013

Ms Tanya Martin
Senior Statutory Planner
Lend Lease Communities (Yarrabilba) Pty Ltd
Level 2, 19 Lang Parade
MILTON QLD 4064

Dear Tanya

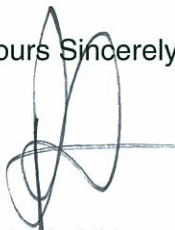
**SECTION 89(1)(a) PDA DEVELOPMENT APPROVAL FOR A PDA
DEVELOPMENT APPLICATION FOR A DEVELOPMENT PERMIT FOR A
RECONFIGURING A LOT (1 INTO 48 LOTS) WITH PLAN OF DEVELOPMENT AT
1568-1618 WATERFORD TAMBORINE ROAD, YARRABILBA DESCRIBED AS
LOT 911 ON SP258540**

On 7 August 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.html>.

Should you have any queries in relation to the decision notice, please do not hesitate to contact Lyndy Rapson on (07) 3024 4181.

Yours Sincerely



Patrick Atkinson

Director Development Assessment

PDA Decision Notice – Approval

Site information		
Name of urban development area (PDA)	Yarrabilba	
Site address	1568 – 1618 Waterford Tamborine Road, Yarrabilba	
Lot on plan description	Lot number	Lot description
	911	SP258540
PDA development application details		
MEDQ reference number	DEV2013/452	
Lodgement date	24 May 2013	
Type of application	☒ New development involving:- ☐ Material change of use ☐ Preliminary approval ☐ Development permit ☒ Reconfiguring a lot ☐ Preliminary approval ☐ Development permit ☐ Operational work ☐ Preliminary approval ☐ Development permit ☐ Changing a PDA development approval ☐ Extending the currency period of a PDA approval	
Description of proposal applied for	1 into 48 residential lots with Plan of Development	

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	7 August 2013
Currency period	4 years from Decision Date

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.	Precinct One Reconfiguration of a Lot	Dgn No. YB-P01SV1415-ROL-130516	16 May 2013
2.	Precinct One Residential Plan of Development	Dgn No. YB-P01_SV1415_POD130516 Sheet 1 of 2	16 May 2013
3.	Precinct One Residential Plan of Development	Dgn No. YB-P01-SV1415_POD130516A Sheet 2 of 2	02 AUG 2013
4.	Precinct One Extension Reconfiguration of a Lot	Dgn No. YB-P01X-SAL-130628	28 JUN 2013 Amended in Red (07/08/2013)
5.	MFF Site Yarrabilba Overall Option A Preliminary Concept	BED447 CD 010 A	04 April 2013
6.	MFF Site Yarrabilba Option A Preliminary Concept	BED447 CD 010 A	04 April 2013
7.	MFF Site Yarrabilba Option A Preliminary Concept	BED929 CD 010 A	04 April 2013
8.	MFF Site Yarrabilba Option A Preliminary Concept	BED453 CD 010 A	04 April 2013
9.	Precinct One Typical House Plans Lots 250m ² – 450m ² Sheet 1 of 4	Dgn No. YB-P01-THP101118A	31 Jan 2011
10.	Precinct One Typical House Plans Lots 250m ² – 450m ² Sheet 2 of 4	Dgn No. YB-P01-THP101118A	31 Jan 2011
11.	Services Stage 14 and 15	Drawing No. 13-104-SK003 Revision B	10/07/13

12.	Earthworks Stage 14 and 15	Drawing No 13-104-SK002 Revision B	10/07/13 Amended in Red (07/08/2013)
13.	Functional Layout Plan Stage 14 and 15	Drawing No 13-104-SK001 Revision C	29/07/13 Amended in Red (07/08/2013)
14.	Yarrabilba Precinct 1 SV Stage 14-15 Cover Sheet	Drawing number SV-ST14-15- L0.00 Revision 01	27/06/2013 Amended in Red (07/08/2013)
15.	Yarrabilba Precinct 1 SV Stage 14 – 15 Plant Schedule	Drawing number SV-ST14-15- L0.01 Revision 01	27/06/2013
16.	Yarrabilba Precinct 1 SV Stage 14 – 15 Landscape Plan 1	Drawing number SV-ST14-15- L1.01 Revision 01	27/06/2013 Amended in Red (07/08/2013)
17.	Yarrabilba Precinct 1 SV Stage 14 – 15 Landscape Plan 2	Drawing number SV-ST14-15- L1.02 Revision 01	27/06/2013 Amended in Red (07/08/2013)
18.	Yarrabilba Precinct 1 SV Stage 14 – 15 Landscape Details	Drawing number SV-ST14-15- L2.01 Revision 01	27/06/2013

PDA Development Conditions

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 - 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. - 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 Development Assessment Division of the Department of State Development, Infrastructure and Planning.</i>	Prior to the commencement of site works
4	Pre-Construction Certification No work shall commence until the Development Assessment Division of the Department of State Development, Infrastructure and Planning acknowledges in writing receipt of certification	Prior to commencement of construction

	package(s) from the Project Coordinator in accordance with EDQ/ULDA Certification Procedures Manual.	
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	Soil Erosion and Sediment Control a) Submit to the Principal Engineer of Development Assessment Division of the Department of State Development, Infrastructure and Planning an Erosion and Sediment Control (E&SC) Program prepared, certified by a Registered Professional Engineer Queensland (RPEQ) generally in accordance with the Logan City Council's <i>Engineering Design Guidelines</i> and the <i>ICEA Best Practice Erosion & Sediment Control – November 2008</i> . b) The E&SC shall be closely monitored by a Registered Professional Engineer Queensland (RPEQ).	Prior to commencement of site works At all times
7	Roadworks a) Submit to the Principal Engineer, Development Assessment Division of the Department of State Development, Infrastructure and Planning detailed roadworks engineering drawings certified by a Registered Professional Engineer Queensland (RPEQ-Civil) generally in accordance with the Functional Layout Plan Stage 14 & 15 prepared by KN Group Ptd Ltd reference 13-104-SK001 Revision C dated 29/07/13 (Amended in Red dated 07/08/2013). b) Construct the roadworks generally in accordance with part a) of this condition and connect to the existing trunk infrastructure network. c) Submit to the Development Assessment Division of the Department of State Development, Infrastructure and Planning '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 the commencement of works b) Prior to survey plan endorsement c) Prior to survey plan endorsement
8	Pathway Network a) Submit to the Principal Engineer, Development Assessment Division of the Department of State Development, Infrastructure and Planning detailed pathway networks engineering drawings certified by a Registered Professional Engineer Queensland (RPEQ-Civil) for the pathway network generally in accordance Functional Layout Plan Stage 14 & 15 prepared by KN Group Ptd Ltd reference 13-104-SK001 Revision C dated 29/07/13 (Amended in Red dated	a) Prior to the commencement of site works

	07/08/2013) and Logan City Council Standard Conditions & Specifications. b) Construct pathway network in accordance with part a) of this condition and connect to the existing trunk infrastructure network. c) Submit to the Principal Engineer, Development Assessment Division of the Department of State Development, Infrastructure and Planning certification from a Registered Professional Engineer of Queensland (RPEQ) that all pathway and associated works have been inspected and constructed in accordance with part a) of this condition to Logan City Council standards. d) Upon completion of the works provide to the Development Assessment Division of the Department of State Development, Infrastructure and Planning in a format acceptable to the Logan City Council "As Constructed" plans including an asset register, checked by a Registered Professional Engineer Queensland (RPEQ-Civil), certifying that the works have been completed in accordance with part b) of this condition.	b) Prior to survey plan endorsement c) Prior to survey plan endorsement d) Prior to survey plan endorsement
9	Internal Water Reticulation a) Submit to the Development Assessment Division of the Department of State Development, Infrastructure and Planning detailed water reticulation plans, certified by a Registered Professional Engineer Queensland (RPEQ- Civil) designed generally in accordance with the Services Stage 14 and 15 Plan prepared by KN Group Pty Ltd reference number 13-104-SK003 revision B dated 10/07/13, 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 and connect to the existing trunk infrastructure network. c) Submit to the Development Assessment Division of the Department of State Development, Infrastructure and Planning '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 the commencement of site works b) Prior to survey plan endorsement c) Prior to survey plan endorsement
10	Internal Sewer Reticulation a) Submit to the Development Assessment Division of the Department of State Development, Infrastructure and Planning detailed sewer reticulation plans, certified by a Registered Professional Engineer Queensland (RPEQ- Civil), designed generally in accordance with the Services Stage 14 and 15 Plan prepared by KN Group Pty Ltd reference number	a) Prior to the commencement of site works

	13-104-SK003 revision B dated 10/07/13, 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 and connect to the existing trunk infrastructure network. c) Submit to the Development Assessment Division of the Department of State Development, Infrastructure and Planning '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).	b) Prior to survey plan endorsement c) Prior to survey plan endorsement
11	Stormwater system a) Submit to the Development Assessment Division of the Department of State Development, Infrastructure and Planning 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: 1. Yarrabilba Precinct 1 – Stormwater Management Plan, prepared by DesignFlow File No. S:/Projects/4147 dated February 2011; 2. DesignFlow Letter dated 17th March 2011; and 3. Services Stage 14 and 15 Plan prepared by KN Group Pty Ltd reference number 13-104-SK003 revision B dated 10/07/13. b) Construct works in accordance with part (a) of this condition and connect to the existing trunk infrastructure network. c) Submit to the Development Assessment Division of the Department of State Development, Infrastructure and Planning '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
12	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	Prior to survey plan endorsement

	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'.	
13	Electricity Submit to the Development Assessment Division of the Department of State Development, Infrastructure and Planning 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
14	Telecommunications Submit to the Development Assessment Division of the Department of State Development, Infrastructure and Planning documentation from an authorised telecommunication service provider confirming that satisfactory agreements have been made for the provision of underground telecommunication services to each new lot within the proposed subdivision.	Prior to survey plan endorsement
15	Broadband Provide infrastructure within the development to accommodate Opticomm services in accordance with the NBN Co Limited <i>'New Developments: Deployment of the NBN Co Conduit and Pit Network – Guidelines for Developers'</i>, Doc. No NBN-TE-CTO-194, issue date 1st April 2011 and the Lend Lease Communities (Yarrabilba) / Opticomm Telecommunications Agreement – Yarrabilba Precinct One dated 7/08/12.	Prior to survey plan endorsement.
16	Service Conduits & Mains a) Submit to the Development Assessment Division of the Department of State Development, Infrastructure and Planning 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

17	Filling and Excavation a) Submit to the Principal Engineer, Development Assessment Division of the Department of State Development, Infrastructure and Planning a detailed earthworks plan and cross sections, checked and certified by a Registered Professional Engineer Queensland (RPEQ-Civil) The earthworks are to generally be undertaken in accordance with the following documents:- 1. <i>Broadscale Geotechnical Investigation Report for the Yarrabilba Development by Bowler Geotechnical Pty Ltd, Job No. 5928db.04 issued 6th May 20004.</i> 2. 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. 3. Earthworks Stage 14 and 15 Plan (Amended in Red dated 07/08/2013)) prepared by KN Group Pty Ltd reference number 13-104-SK002 Revision B dated 10/07/13. b) Submit certification to the Development Assessment Division of the Department of State Development, Infrastructure and Planning 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.	a) Prior to the commencement of site work b) Prior to survey plan endorsement
18	Construction Management Plan a) Submit to the Development Assessment Division of the Department of State Development, Infrastructure and Planning a site based Construction Management Plan that includes but is not limited to: • provision for the management of traffic around and through the site during and outside of construction work hours; • provision for parking and materials delivery during and outside of construction hours of work; • management of dust generated from the site during and outside construction work hours; • management of sedimentation and erosion which complies with management of groundwater and surface water collection, treatment and disposal in accordance with Logan City Council's standards; • management of contaminated soils (if required), including removal, treatment and replacement in accordance with site remediation plans prepared and approved specifically for this site; • management of acid sulfate contaminated soils (if	a) Prior to the commencement of site works

	required) in accordance with the Queensland Acid Sulfate Soil Technical Manual, Soil Management Guidelines V3.8 or later; and unless otherwise approved - hours of construction must be Monday to Saturday 6.30am to 6.30pm. Construction work in relation to the development must not be conducted outside the above hours or on Sunday or Public Holidays. The Construction Management Plan shall be prepared in consultation with the professionals responsible for individual site related management plans to ensure that all aspects of the construction and environmental management are included. The Construction Management Plan shall be reviewed and approved by the principal consultant overseeing and certifying the construction works. b) All work shall be undertaken in accordance with the Construction Management Plan which must be current and available on site at all times during the construction period.	b) During site works and prior to survey plan endorsement						
19	Easements over infrastructure Public utility easements must be provided, in favour of and at no cost to the grantee, over infrastructure located in private land that becomes contributed assets. The terms of the easements must be to the satisfaction of the Chief Executive Officer of the authority which ultimately is to takeover and maintain the contributed assets.	Prior to survey plan endorsement						
20	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 7, 8, 9 and 10.	As required by the relevant conditions						
21	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 <table border="1"> <tr> <th>Residential – house charge</th><th>Part A</th><th>Per lot</th></tr> <tr> <td>For lots for residential uses</td><td></td><td>\$5,428</td></tr> </table> b) Sub-regional works or land contributions, external to the PDA, including Council roads, State roads, sub-regional sewer and water may be offset against the sub-regional charge through agreement with the EDQ. c) All amounts in this condition are in July 2013 dollars and will be indexed on 1 July each year to be equal to the amount at	Residential – house charge	Part A	Per lot	For lots for residential uses		\$5,428	a) Prior to the survey plan endorsement.
Residential – house charge	Part A	Per lot						
For lots for residential uses		\$5,428						

	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 or bank guarantee 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.							
22	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 border="1"> <tr> <th>Residential – house charge</th><th>Part A</th><th>Per lot</th></tr> <tr> <td>For lots for residential uses</td><td></td><td>\$1,617</td></tr> </table> b) Infrastructure contributions may be offset against the Implementation charge through agreement with the EDQ. All amounts in this condition are in July 2013 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 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 or bank guarantee 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.	Residential – house charge	Part A	Per lot	For lots for residential uses		\$1,617	a) Prior to the survey plan endorsement.
Residential – house charge	Part A	Per lot						
For lots for residential uses		\$1,617						
23	Streetscape Works a) Update and submit to the Development Assessment Division of the Department of State Development, Infrastructure and Planning for approval a Streetscape Works Plan detailing proposed works generally in accordance with Landscape Plan 1 and Landscape Plan 2 prepared by RPS reference numbers SV-ST14-15-L1.01 rev 01 and SV-ST14-15-L1.02 rev 01 (Amended In Red dated 07/08/2013) : 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; and iv. road uses adjacent to the kerbing (e.g. public transport stops, parking bays, No Standing zones etc).	a) Prior to the commencement of works on site						

	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); and 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 Development Assessment Division of the Department of State Development, Infrastructure and Planning 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 Development Assessment Division of the Department of State Development, Infrastructure and Planning. c) On completion of this work submit written certification and “as constructed” plans to the Development Assessment Division of the Department of State Development, Infrastructure and Planning demonstrating compliance with this condition.	b) Prior to survey plan endorsement c) Prior to survey plan endorsement										
24	Housing affordability and accessibility a) Submit to Development Assessment Division of the Department of State Development, Infrastructure and Planning 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><th>Income Range (<i>Ref: ULDA Guideline No. 16</i>)</th><th>%</th></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) Submit to Development Assessment Division of the Department of State Development, Infrastructure and Planning evidence that the development delivered 10% housing that is accessible.	Income Range (<i>Ref: ULDA Guideline No. 16</i>)	%	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 (<i>Ref: ULDA Guideline No. 16</i>)	%											
Band 1	5%											
Band 2	10%											
Band 3	10%											
Total:	25%											

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 Development Assessment Division of the Department of State Development, Infrastructure and Planning will require a minimum of 2 copies in separated packages for 1) water and sewer and 2) roads and drainage, landscaping, electrical, communications etc. 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 Co-ordinator
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
4	Cardno Eppell Olsen Design Note – Yarrabilba Internal Road Network	-	20 September 2010
5	MWH Yarrabilba Development Funding Assessment for Water Supply, Wastewater and Recycled Water Infrastructure	-	08/10/2010

**** End of Package ****

