



Department of Infrastructure,
Local Government and Planning

Our ref: DEV2016/751

8 September 2016

Economic Development Queensland
C/- Mr Neil Bennett
Brazier Motti
595 Flinders Street
TOWNSVILLE QLD 4810

Dear Neil

SECTION 89(1)(a) PDA DEVELOPMENT APPROVAL FOR A PDA DEVELOPMENT APPLICATION FOR A PDA DEVELOPMENT PERMIT FOR RECONFIGURING A LOT – 1 INTO 27 RESIDENTIAL LOTS AND 1 DRAINAGE LOT IN ACCORDANCE WITH A PLAN OF DEVELOPMENT AT 46 RIVEREDGE BOULEVARD, 34 INTERCEPT CIRCUIT AND 36 INTERCEPT CIRCUIT, OONOONBA DESCRIBED AS LOT 9001 ON SP280605 AND LOTS 656 AND 657 ON SP270745

On 7 September 2016 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 this PDA decision notice.

The PDA decision notice and approved plans/documents can also be viewed in the MEDQ Development Approvals Register via the Department of Infrastructure, Local Government and Planning website <http://www.dilgp.qld.gov.au/planning/development-assessment/priority-development-area-development-approvals.html>.

Should you have any queries in relation to this PDA decision notice, please do not hesitate to contact Jennifer Davison on 3452 7127.

Yours sincerely

Jeanine Stone
Director – EDQ Development Assessment

PDA Decision Notice – Approval

Site information		
Name of priority development area (PDA)	Oonoonba	
Site address	46 Riveredge Boulevard, 34 Intercept Circuit and 36 Intercept Circuit, Oonoonba	
Lot on plan description	Lot number	Plan description
	9001	SP280605
	656	SP270745
	657	SP270745
PDA development application details		
DEV reference number	DEV2016/751	
'Properly made' date	18 February 2016	
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	Reconfiguring a Lot – 1 into 27 Residential Lots and 1 Drainage Lot in accordance with a 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 September 2016
Currency period	4 Years from Decision date

Plans and documents

The plans and documents approved by the MEDQ and referred to in the PDA development conditions are detailed in the table below.

Approved plans and documents		Number (if applicable)	Date (if applicable)
1.	Proposed Plan of Development, prepared by Brazier Motti	29060/367 E	29 th July 2016 (Amended in Red on 4 August 2016)
2.	Proposed Reconfiguration, prepared by Brazier Motti	29060/42	4th December 2015 (Amended in Red on 4 August 2016)
3.	Stage 12A On Street Parking, prepared by Brazier Motti	29060/432 B	4th December 2015
4.	Proposed Reconfiguration, prepared by Brazier Motti	29060/446 B	4th December 2015 (Amended in Red on 4 August 2016)
5.	Bulk Earthworks Layout Plan, prepared by Calibre Consulting	15-002525-SK01, Issue A	24.05.16
6.	Combined Services Layout Plan, prepared by Calibre Consulting	15-002502-SK02, Issue A	24.05.16

PREAMBLE

For the purpose of interpreting this PDA Development Approval, including the PDA Development Conditions, the following applies:

WORKS EXTERNAL TO THE PDA

When a condition of this PDA development approval requires works external to the PDA, as identified under the heading “Engineering – External to the Priority Development Area”, the following information is applicable:

PDA-associated development definition in Economic Development Act 2012

“PDA-associated development, for a priority development area, means development that is –

- (a) Declared to be PDA-associated development for the area under section 40c(1); or*
- (b) Identified as PDA-associated development for the area in the relevant development instrument for the area.”*

Development external to the PDA that is not PDA-associated development

Where a condition of a PDA Development Approval states that works external to the PDA are required as a result of the proposed development and:

- i. the works are not identified as PDA-associated development in the relevant development instrument; and
- ii. the works are not exempt works under the *Sustainable Planning Act 2009* or the *Sustainable Planning Regulation 2009*;

there are two options to obtain approval to undertake work outside the PDA:

1. Declaration of PDA-associated development by the MEDQ, by the process detailed in sections 40B and 40C of the *Economic Development Act 2012*; or
2. Development Approval under the *Sustainable Planning Act 2009* through the relevant local government authority or planning body.

COMPLIANCE ASSESSMENT

Where a condition of this PDA Development Approval requires compliance assessment, compliance assessment is required in accordance with the following:

- a) The applicant must:
 - i. pay to MEDQ 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 the MEDQ’s development assessment fee schedule (as amended from time to time).
 - ii. submit to MEDQ a duly completed compliance assessment form.
 - iii. submit to MEDQ plans/supporting information as required under the relevant condition of approval.
- b) Compliance assessment and endorsement by EDQ Development Assessment, DILGP is required prior to any work commencing.
- 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 liaises with EDQ Development Assessment, DILGP to determine the relevant plans/supporting information required to be submitted.
- ii. the applicant submits plans/supporting information as required under the relevant condition of approval for compliance assessment.
- iii. **within 20 business days** – EDQ Development Assessment, DILGP assesses the plans/supporting information and:
 1. if satisfied with the plans/supporting information as submitted – endorses the plans/supporting information and the condition of approval (or element of the condition) is determined to have been met; or
 2. if not satisfied with the plans/supporting information as submitted – notifies the applicant accordingly
- iv. if the applicant is notified under iii.2. above, revised plans/supporting information are to be re-submitted to EDQ Development Assessment, DILGP **within 20 business days** from the date of the notice.
- v. **within 20 business days** – EDQ Development Assessment, DILGP assesses the revised plans/supporting information and:
 1. if satisfied with the revised plans/supporting information – endorses the revised plans/supporting information and the condition of approval (or element of the condition) is determined to have been met; or
 2. if not satisfied with the revised plans/supporting information as submitted – notifies the applicant accordingly.
- vi. if EDQ Development Assessment, DILGP is not satisfied that compliance has been achieved within **20 business days** – repeat steps iv. and v. 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 vi. above, the condition of approval (or element of the condition) is determined to have been met only when EDQ Development Assessment, DILGP endorses relevant plans/supporting information.

ABBREVIATIONS

For the purposes of interpreting the PDA Development Conditions, the following is a list of abbreviations utilised:

1. **Certification Procedures Manual** means Certification Procedures Manual, prepared by The Department of State Development, Infrastructure and Planning, September 2013 (as amended from time to time).
2. **Council** means Townsville City Council.
3. **DILGP** means The Department of Infrastructure, Local Government and Planning.
4. **EDQ** means Economic Development Queensland.
5. **MEDQ** means The Minister of Economic Development Queensland.
6. **PDA** means Priority Development Area.
7. **RPEQ** means Registered Professional Engineer of Queensland.

PDA Development Conditions – Reconfiguring a Lot		
No.	Condition	Timing
General		
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.	Certification of Operational Works All operational works, for contributed assets, undertaken in accordance with this approval must comply with all requirements of and fulfil all responsibilities outlined in the <i>Certification Procedures Manual</i> . This condition applies to the following conditions in this Decision Notice: • Condition 7 – Retaining Walls • Condition 8 – Filling & Excavation • Condition 9 – Roadworks • Condition 11 – Water • Condition 12 – Sewer • Condition 13 – Stormwater Management (Quality) • Condition 14 – Stormwater Management (Quantity) • Condition 15 – Street Lighting • Condition 20 – Streetscape Works • Condition 23 – Erosion and Sediment Control Where PDA-associated development is declared, this condition applies to part d) of the following conditions in this Decision Notice for Engineering – External to the Priority Development Area: • Condition 31 – Water Reticulation	As required by the <i>Certification Procedures Manual</i>
3.	Street Naming Submit to EDQ Development Assessment, DILGP a schedule of street names approved by Council.	Prior to survey plan endorsement
Fence		
4.	Park Fence Construct a 1200mm high black tubular aluminium pool fence w/ 100x100 dressed and stained hardwood posts along Lots 1210 and 1211, and 1225 and 1226 in the area marked “Mandatory Fencing Treatment” in accordance with the approved plan: i. Plan of Development, Plan No: 29060/367 E, dated 29th July 2016, prepared by Brazier Motti	Prior to survey plan endorsement
Engineering – Internal to the Priority Development Area		
5.	Construction Management Plan a) Submit to EDQ Development Assessment, DILGP a Site Based Construction Management Plan (CMP), prepared by the principal site contractor, that manages	a) Prior to commencement of works

	the following: i. noise and dust generated from the site during and outside construction work hours in accordance with the <i>Environmental Protection Act 1994</i>; ii. stormwater flows around or through the site without increasing the concentration of total suspended solids or Prescribed Water Contaminants (as defined in the <i>Environmental Protection Act 1994</i>), causing erosion, creating any ponding and causing any actionable nuisance to upstream or downstream properties; iii. contaminated land (if required), including removal, treatment and replacement in accordance with a compliance permit from an approved contaminated land auditor. b) Undertake all works generally in accordance with the CMP which must be current and available on site at all times during the construction period.	b) At all times during construction
6.	Traffic Management Plan a) Submit to EDQ Development Assessment, DILGP a Traffic Management Plan (TMP), certified by a person holding a current Traffic Management Level 3 qualification or higher. The TMP must include the following: i. provision for the management of traffic around and through the site during and outside of construction work hours; ii. provision of parking for workers and materials delivery during and outside of construction hours of work; planning including risk identification and assessment, staging, etc; iii. ongoing monitoring, management review and certified updates (as required); iv. traffic control plans and/or traffic control diagrams, prepared in accordance with Manual of Uniform Traffic Control Devices (MUTCD), for any temporary part or full road closures of any Council or State road(s). Where subdivision plans are registered and a road reserve is created prior to the finalisation of the construction of the formed road, the road is permitted to remain physically closed to pedestrian and vehicular traffic in accordance with a certified TMP. b) Undertake all works generally in accordance with the certified TMP which must be current and available on site at all times.	a) Prior to commencement of site works b) At all times during construction

7.	Retaining Walls a) Submit to EDQ Development Assessment, DILGP detailed engineering plans, certified by a RPEQ, of all retaining walls on lot boundaries 1.0m or greater in height. Retaining walls shall be generally in accordance with <i>PDA Practice Note No. 10 – Plans of development</i> unless otherwise approved by EDQ Development Assessment, DILGP. b) Construct the works generally in accordance with the certified plans required under part a) of this condition. c) Submit to EDQ Development Assessment, DILGP 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 required under part a) of this condition.	a) Prior to commencement of site works b) Prior to survey plan endorsement c) Prior to survey plan endorsement
8.	Filling and Excavation a) Submit to EDQ Development Assessment, DILGP detailed earthworks plans, certified by a RPEQ, generally in accordance with AS3798 – 2007 <i>“Guidelines on Earthworks for Commercial and Residential Developments</i> and the following approved concept plan: • Bulk Earthworks Layout Plan, Drawing No. 15-002525-SK01, Issue A, dated 24.05.16, prepared by Calibre Consulting The certified earthworks plans shall: - include a geotechnical soils assessment of the site; - be consistent with the Erosion and Sediment Control plans; - provide full detail of areas where dispersive soils will be disturbed, treatment of dispersive soils and their rehabilitation; - provide full details of any areas where surplus soils are to be stockpiled. b) Carry out the earthworks generally in accordance with the certified plans required under part a) of this condition. c) Submit to EDQ Development Assessment, DILGP certification from a RPEQ that all earthworks have been carried out generally in accordance with the certified plans required under part a) of this condition and that any unsuitable material encountered has been treated or replaced with suitable material.	a) Prior to commencement of site works b) Prior to survey plan endorsement c) Prior to survey plan endorsement

9.	Roadworks a) Submit to EDQ Development Assessment, DILGP engineering design/construction drawings, certified by a RPEQ, for internal roads, including parking bays, traffic devices, temporary turnarounds and pedestrian footpaths generally in accordance with the following plans/documents: i. Bulk Earthworks Layout Plan, Drawing No. 15-002525-SK01, Issue A, dated 24.05.16, prepared by Calibre Consulting b) Construct the works generally in accordance with the certified plans as required under part a) of this condition. c) Submit to EDQ Development Assessment, DILGP 'as-constructed' drawings, asset register and test results, certified by a RPEQ, in a format acceptable to the Council of all road works constructed in accordance with this condition.	a) Prior to commencement of work b) Prior to survey plan endorsement c) Prior to survey plan endorsement
10.	Removal of existing infrastructure within proposed lots 1226, 1225 and 1210 a) Remove road pavement, kerb and channel and all services within existing road reserve from proposed lot 1210, 1225 and 1226. b) Submit to EDQ Development Assessment, DILGP evidence of the removal of infrastructure in accordance with part a) of this condition.	a) Prior to survey plan endorsement b) Prior to survey plan endorsement
11.	Compliance Assessment - Water a) Submit to EDQ Development Assessment, DILGP for compliance assessment detailed water reticulation design plans, certified by a RPEQ, generally in accordance with <i>PDA Guideline No. 13 Engineering standards – Water and Sewer</i> and the following document: i. Water Supply and Wastewater Master Planning, prepared by Calibre Consulting and dated 19/01/16. b) Construct the works generally in accordance with the endorsed plans required under part b) of this condition. c) Submit to EDQ Development Assessment, DILGP 'as-constructed' plans, asset register, pressure and bacterial test results in accordance with Council current adopted standards.	a) Prior to commencement of works b) Prior to survey plan endorsement c) Prior to survey plan endorsement
12.	Compliance Assessment - Sewer a) Submit to EDQ Development Assessment, DILGP for compliance assessment detailed sewer reticulation design plans, certified by a RPEQ, generally in	a) Prior to commencement of works

	accordance with PDA Guideline No. 13 Engineering standards – Water and Sewer and the following document i. Water Supply and Wastewater Master Planning, prepared by Calibre Consulting and dated 19/01/16. b) Construct the works generally in accordance with the endorsed plans required under part b) of this condition. c) Submit to EDQ Development Assessment, DILGP 'as-constructed' plans, asset register, pressure and CCTV results in accordance with Council current adopted standards.	b) Prior to survey plan endorsement c) Prior to survey plan endorsement
13.	Stormwater Management (Quality) a) Submit to EDQ Development Assessment, DILGP detailed engineering design and construction drawings, certified by a RPEQ, for the proposed stormwater treatment devices generally in accordance with <i>PDA Guideline No. 13 Engineering standards – Stormwater quality</i> and the following documents: i. Updated Stormwater Management Plan, prepared by Design Flow and dated 15/07/16 b) Construct the works generally in accordance with the certified plans required under part a) of this condition. c) Submit to EDQ Development Assessment, DILGP 'as constructed' drawings, including an asset register, certified by a RPEQ, in a format acceptable to the Council.	a) Prior to commencement of works b) Prior to survey plan endorsement c) Prior to survey plan endorsement
14.	Stormwater Management (Quantity) a) Submit to EDQ Development Assessment, DILGP detailed design plans and hydraulic calculations, certified by a RPEQ, for the proposed stormwater drainage system generally in accordance with <i>PDA Guideline No. 13 Engineering standards – Stormwater quantity</i>. b) Construct the works in accordance with the certified plans as required under part a) of this condition. c) Submit to EDQ Development Assessment, DILGP "as constructed" plans including an asset register and test results, certified by a RPEQ, in a format acceptable to the Council.	a) Prior to commencement of works b) Prior to survey plan endorsement c) Prior to survey plan endorsement
15.	Street Lighting Design and install a 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 the electricity	Prior to survey plan endorsement

	supplier; ii. be acceptable to the electricity supplier as 'Rate 2 Public Lighting'; iii. be endorsed by Council as the Ergon 'billable customer'; iv. be generally in accordance with Australian Standard AS1158 –<i>Lighting for Roads and Public Spaces</i>".	
16.	Electricity Submit to EDQ Development Assessment, DILGP either: a) written evidence from Ergon confirming that existing underground low-voltage electricity supply is available to the newly created lots; or b) written evidence from Ergon confirming that the applicant has entered into an agreement with it to provide underground electricity services.	Prior to survey plan endorsement
17.	Telecommunications Submit to EDQ Development Assessment, DILGP documentation from an authorised telecommunication service provider confirming that an agreement has been entered into for the provision of underground telecommunication services to each new lot within the proposed subdivision.	Prior to survey plan endorsement
18.	Broadband Submit to EDQ Development Assessment, DILGP a written agreement from an authorised telecommunications service provider that infrastructure within the development as defined under the <i>Telecommunications Act (Fibre Deployment Bill 2011)</i> can be provided in accordance with the Communications Alliance G645:2011 guideline, to accommodate services which are compliant with the Federal Government's National Broadband Network policy.	Prior to survey plan endorsement
19.	Public Infrastructure – Damage, Repairs and Relocation Repair any damage to existing public infrastructure that occurred during works carried out in association with the approved development. Should existing public infrastructure require relocation, due to the approved development, the developer is responsible for these costs together with compliance with relevant standards and statutory requirements.	Prior to survey plan endorsement
Landscape and Environment		
20.	Streetscape Works a) Submit to EDQ Development Assessment, DILGP detailed streetscape works drawings certified by an AILA. The detailed streetscape plans are to include where	a) Prior to commencement of works

	applicable: i. location and type of street lighting in accordance with Australian Standard AS1158 –‘<i>Lighting for Roads and Public Spaces</i>’; ii. footpath treatments; iii. location and types of streetscape furniture; iv. location and size of stormwater treatment devices; and v. street trees, including species, size and location generally in accordance with the Council adopted planting schedules and guidelines. b) Construct the works generally in accordance with the certified streetscape plans as required under part a) of this condition. c) Submit to EDQ Development Assessment, DILGP ‘As Constructed’ plans and asset register in a format acceptable to Council certified by an AILA.	b) Prior to survey plan endorsement c) Prior to survey plan endorsement
21.	Compliance Assessment – Landscape Works (Park) a) Submit to EDQ Development Assessment, DILGP for compliance assessment detailed landscape plans, including a schedule of proposed standard and non-standard assets to be transferred to Council, certified by an AILA, for improvement works within the proposed drainage reserve generally in accordance with <i>PDA Guideline No. 12 – Park planning and design</i> and generally documenting the following: 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. footpath treatments; iv. location of proposed drainage and stormwater works within open space, including cross-sections and descriptions; v. locations of electricity and water connections to parks; vi. Location and details of vehicle barriers/bollards/landscaping along park frontages where required to prevent unauthorised vehicular access; vii. Details and locations of any proposed building works, including: bridges, park furniture, picnic facilities and play equipment; viii. trees and plants, including species, size and location generally in accordance with Council’s adopted planting schedules and guidelines; ix. public lighting in accordance with AS1158 – ‘<i>Lighting for Roads and Public Spaces</i>’ .	a) Prior to commencement of site works

	b) Construct the works generally in accordance with the endorsed plans required under part a) of this condition. c) Submit to EDQ Development Assessment, DILGP, 'As Constructed' plans and asset register in a format acceptable to Council certified by an AILA.	b) Prior to survey plan endorsement c) Prior to survey plan endorsement
22.	Acid Sulfate Soils (ASS) a) Submit to EDQ Development Assessment, DILGP an Acid Sulfate Soils Management Plan (ASSMP). The ASSMP must be: i. prepared generally in accordance with the <i>State Planning Policy</i>, April 2016 (as amended from time to time) and relevant guidelines; and ii. certified by a suitably qualified professional in soils and/or erosion sediment control. b) Excavate, remove and/or treat on-site all acid sulfate soils generally in accordance with the certified ASSMP.	a) Prior to commencement of site works b) Prior to survey plan endorsement
23.	Erosion and Sediment Management a) Submit to EDQ Development Assessment, DILGP an Erosion and Sediment Control Plan (ESCP), certified by a RPEQ or an accredited professional in erosion and sediment control (CPESC), generally in accordance with the following guidelines: i. Urban Stormwater Quality Planning Guidelines 2010 (DEHP); ii. Best Practice Erosion and Sediment Control (International Erosion Control Association). b) Implement the certified ESCP as required under part a) of this condition.	a) Prior to commencement of site works b) At all times during construction
Surveying, land transfers and easements		
24.	Land transfers – Contaminated Land Demonstrate to EDQ Development Assessment, DILGP that all land to be transferred in fee simple to a trustee is not registered on either the Environmental Management or the Contaminated Land Registers.	Prior to survey plan endorsement
25.	Land transfers – Park Transfer, in fee simple, to Council as trustee Lot No.1299 for park purposes.	At registration of survey plan
26.	Small lot development easements for lots $\leq 300\text{m}^2$ For standard format lot sub-divisions where a lot is 300m^2 or less and the lot adjoins another lot 300m^2 or less and the proposed construction of adjacent proposed walls will be a circumstance mentioned in section 94(2)(a) of the <i>Land Title Act 1994</i> (LTA) to permit the application and registration of high density development easements, provide high-density development easements under Part 6 Division 4AA of the LTA in registrable form in respect of each affected lot to	At or prior to survey plan endorsement

	allow reciprocal rights for 1 or more of the following purposes (but only where those relevant circumstances will exist): i. support; ii. shelter; iii. projections; iv. maintenance; v. roof water drainage *; or provide reciprocal easements created under Part 6 Division 4 LTA in registrable form for 1 or more of the above purposes (but only where those relevant circumstances will exist). *High-density development easements created under Part 6 Division 4AA of the <i>Land Title Act 1994</i> are not required to be identified on a plan of survey.	
27.	Small lot development easements for lots >300m² If a lot is more than 300m² and adjoins another lot irrespective of the size of the adjoining lot and the construction of adjacent proposed walls will be a circumstance mentioned in section 94(2)(a) of the <i>Land Title Act 1994</i>, provide reciprocal easements in registrable form for 1 or more of the above purposes (but only where those relevant circumstances will exist).	At or prior to survey plan endorsement
Affordable and Accessible Housing		
28.	Affordable Housing Submit to EDQ Development Assessment, DILGP an estimate of how the development will deliver across the PDA for Townsville: a) a minimum of 50% of all dwellings available for rent by households on or below the median annual income price and b) a minimum of 40% of all dwellings available for rent by households on a low to moderate income.	Prior to survey plan endorsement
29.	Accessible Housing a) Provide 10% of product as accessible in accordance with the <i>EDQ Accessible Housing Guideline No.2</i>. b) Provide to EDQ Development Assessment, DILGP written evidence that part a) of this condition has been complied with.	Prior to obtaining a certificate of classification
Infrastructure Charges		
30.	Infrastructure Contributions Pay to MEDQ infrastructure charges in accordance with the Infrastructure Funding Framework (IFF) July 2016 indexed to the date of payment.	In accordance with the IFF

Engineering – External to the Priority Development Area		
31.	Water Reticulation a) Deliver the water reticulation works to establish the Stage 3 external trunk water main, being a DN450 main along Railway Avenue from Queen Street to Boundary Street. b) Submit to EDQ Development Assessment, DILGP as-constructed plans for the works required by part a) of this condition, in accordance with Council current adopted standards, certified by an RPEQ; and c) Submit to EDQ Development Assessment, DILGP, evidence that the works, required by part a) of this condition, have been constructed.	a) Prior to survey plan endorsement b) Prior to survey plan endorsement c) Prior to survey plan endorsement

STANDARD ADVICE

Please note that in order 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, including approvals to undertake works external to the PDA, it is recommended that you seek professional advice.

**** End of Package ****