



Department of
**State Development,
Manufacturing,
Infrastructure and Planning**

Our ref: DEV2012/209/17

30 October 2018

Peet Flagstone City Pty Ltd
C/- Ms Samantha Buchanan
RPS Australia East Pty Ltd
PO Box 1559
FORTITUDE VALLEY QLD 4006

Dear Samantha

SECTION 99 CHANGE TO A PDA DEVELOPMENT APPROVAL FOR A PDA DEVELOPMENT PERMIT FOR A MATERIAL CHANGE OF USE – MULTIPLE USES AT NEW BEITH ROAD, MOUNTAIN RIDGE ROAD AND HOMESTEAD DRIVE, UNDULLA DESCRIBED AS LOT 1 ON RP35155, LOT 5 ON CP S312569, LOT 10 ON CP SL6002, LOT 989 ON RP854074, LOT 9 ON CP S312569, LOT 910 ON RP857850, LOT 988 ON CP857841, LOT 4 ON RP45728 AND FORMER LOT 2 ON RP47120, FORMER LOT 911 ON RP857870, FORMER LOT 906 ON SP216472, FORMER LOT 907 ON RP819216, FORMER LOT 873 ON SP166448 AND FORMER LOT 908 ON RP819216

On Date the Minister for Economic Development Queensland (MEDQ) decided to grant all of the amendment application applied for, subject to PDA development conditions set out in this PDA decision notice.

The PDA decision notice and approved plans/documents can be viewed in the MEDQ Development Approvals Register via the Department website
<http://dsdmip.qld.gov.au/edq/priority-development-area-development-approvals.html>.

Should you have any queries in relation to this PDA decision notice, please do not hesitate to contact Brandon Bouda on 07 3452 7422.

Yours sincerely

Jeanine Stone
**Director
Development Assessment
Economic Development Queensland**

Minister for Economic Development
Queensland
GPO Box 2202
Brisbane Queensland 4001 Australia
Website www.edq.qld.gov.au
ABN 76 590 288 697

PDA Decision Notice – Approval

Site information		
Name of priority development area (PDA)	Greater Flagstone Urban Development Area	
Site address	New Beith Road, Mountain Ridge Road and Homestead Drive, Undullah	
Lot on plan description	Lot number	Plan description
	1	RP35155
	5	CP S312569
	10	CP SL6002
	906	SP216472 (Formerly)
	908	RP819216 (Formerly)
	911	RP857870 (Formerly)
	989	RP854074
	2	RP47120 (Formerly)
	9	CP S312569
	873	SP166448 (Formerly)
	907	RP819216 (Formerly)
	910	RP857850
	988	CP 857841
4	RP45728	
PDA development application details		
DEV reference number	DEV2012/209	
'Properly made' date	12 September 2018	
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	Change to PDA Development Approval for a Material Change of Use – Multiple Uses	

PDA development approval details

Decision of the MEDQ	The MEDQ has decided to grant all of the application to change the PDA development approval, subject to PDA development conditions forming part of this decision notice. The approved changes are summarised as follows: ▪ Include Low Impact Industry as an approved use in the Major Centre (Frame) Zone where ○ not fronting Homestead Drive, and ○ not adjoining sensitive uses where south of Homestead Drive, and ○ not located north of Homestead Drive. ▪ Consequential amendment to Condition 6 to incorporate the revised table of approved uses.
Original Decision date	19 October 2012
1 st Change to approval date	27 February 2018
2 nd Change to approval date	30 October 2018
Currency period	40 years from original decision date

Plans and documents

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

Approved plans and documents		Number	Date
1.	Table of Approved uses		11 October 2018
Plans and documents previously approved on 19 October 2012.		Number	Date
1.	RPS Flagstone Zoning Plan	Plan No 110056_216	September 2012

Preamble

1. Relationship with the development scheme and other approvals

In relation to this Approval:

- (a) UDA exempt development or UDA self-assessable development on the site may be undertaken at any time in accordance with the development scheme and all applicable laws.
- (b) Further approvals may be obtained in accordance with the development scheme.

2. Subsequent applications framework

- (a) The Material change of use and subsequent applications framework is set out in the accompanying flow chart (refer to Attachment 1). The flow chart identifies the operational arrangements with regard to the assessment process, public notification, timing and an overall framework for development applications/documents/strategies anticipated to be made over the chronological 30 to 40 year development of the site.
- (b) It is anticipated the first subsequent application in a context plan area (excluding applications for Interim Uses and applications for operational works or infrastructure delivery) will be an application for a Reconfiguring a lot, or a Material change of use (for permanent or interim uses not described in the Table of approved uses) with or without a plan of development.
- (c) It is anticipated that an application for a UDA development permit that is either for a Reconfiguring a lot (with or without a plan of development) or a Material change of use (with or without a plan of development) will detail the following matters to the extent they are applicable to the application:
 - (i) location;
 - (ii) lot size and configuration;
 - (iii) building height;
 - (iv) plot ratio / gross floor area / gross leasable area;
 - (v) site cover;
 - (vi) building design including elevations and materials;
 - (vii) site access arrangements;
 - (viii) on-site parking and servicing arrangements; and
 - (ix) how the development will progress or generally achieve the provisions of the development scheme.

Advisory note: ULDA guideline No 1 Residential 30 determines which of the listed matters are applicable to the detailed design of residential uses.

- (d) If the application for a UDA development permit is the first subsequent application in a context plan area (excluding applications for Interim Uses and applications for operational works for infrastructure delivery), the application must:
 - (i) be accompanied by a context plan area strategy (as referred to in condition 5) and
 - (ii) be publicly notified in accordance with the requirements of the ULDA

Act.

- (e) If the application for a UDA development permit is a subsequent application in a context plan area (excluding applications for Interim Uses and applications for operational works for infrastructure delivery), the application must:
 - (i) be generally in accordance with the endorsed context plan area strategy for the context plan area and
 - (ii) be generally in accordance with any endorsed detailed design documentation for the approved use relevant to the particular development and

- (iii) be accompanied by detailed design documentation for compliance assessment for the approved use relevant to the development (as referred to in condition 6).

3. Definitions

For the purpose of interpreting this Approval, the following applies:

- (a) terms defined in the ULDA Act which are not defined in this Approval are taken to have the same meaning as in the ULDA Act.
- (b) a reference to a law, document or instrument is a reference to that law, document or instrument as amended from time to time.
- (c) a reference to an Approval is a reference to this decision notice, including the conditions of Approval.
- (d) a reference to an Approved Use is a reference to an Interim Use or a Permanent Use.
- (e) a reference to compliance assessment of a document or instrument is a reference to compliance assessment of that document or instrument by a nominated assessing authority under Condition 8 of this Approval.
- (f) a reference to a context plan area is a reference to an area which due to existing or proposed major feature, such as ridgelines, waterways, identified environmental area, arterial road, significant changes in propose land use or cadastral property boundaries, is a logical area for this intermediate level of special planning between master planning and detailed design.
- (g) a reference to detailed design documentation is a reference to detailed plans, designs, specification and calculations relevant to particular development.
- (h) a reference to the development scheme is a reference to the Greater Flagstone Urban Development Area Development Scheme October 2011 in force at the time of this Approval.
- (i) a reference to the State is a reference to the State of Queensland.
- (j) a reference to DTMR is a reference to the State of Queensland acting through the government department administering the *Transport Infrastructure Act 1994* (Qld) from time to time (at the date of this Approval, the Department of Transport and Main Roads).
- (k) a reference to the IFF is a reference to the Infrastructure Funding Framework (October 2012).
- (l) a reference to the IFFCOA is a reference to the Infrastructure Funding Framework, Crediting and Offset Arrangements (September 2012).
- (m) a reference to the ICOP is a reference to the Infrastructure Charging and Offset Plan Greater Flagstone Urban Development Area (September 2012).
- (n) a reference to an Infrastructure Contribution is a reference to works or serviced land contributed by a developer in lieu of payment of the infrastructure charge (as defined in the IFFCOA).
- (o) a reference to an infrastructure agreement is a reference to an infrastructure agreement to which Part 6A of the *Urban Land Development Authority Act 2007* applies.
- (p) a reference to an infrastructure master plan is a reference to an infrastructure master plan required to be endorsed under this Approval.
- (q) a reference to an Interim Use is a reference to a use identified in the Table of approved uses as an interim use.
- (r) a reference to an overarching site strategy is a reference to a strategy for an aspect of the development of the site which is required to be endorsed under this Approval.

- (s) A reference to a Plan of Development is taken to have the same meaning as in the Greater Flagstone Urban Development Area Development Scheme.
- (t) a reference to a Permanent Use is a reference to a use identified in the Table of approved uses as a permanent use.
- (u) a reference to public notification is a reference to the requirements as set out in s.54 of the *Urban Land Development Authority Act 2007* and s.4 of the *Urban Land Development Authority Regulation 2008*.
- (v) a reference to the site is a reference to the land the subject of this Approval.
- (w) a reference to TWCM is a reference to total water cycle management.
- (x) a reference to the ULDA is a reference to the Urban Land Development Authority.
- (y) a reference to the ULDA Act is a reference to the *Urban Land Development Authority Act 2007 (Qld)*.
- (z) a reference to the applicable ULDA guidelines is a reference to the ULDA guidelines as set out below and in effect at the time of this Approval¹:
 - ULDA Guideline 1 – Residential 30 - dated March 2010
 - ULDA Guideline 2 – Accessible Housing – dated November 2011
 - ULDA Guideline 5 – Neighbourhood Planning and Design – dated November 2011
 - ULDA Guideline 6 – Street and Movement Network – dated April 2012
 - ULDA Guideline 7 – Low rise buildings – dated February 2012
 - ULDA Guideline 8 – Medium and High Rise Buildings – dated January 2012
 - ULDA Guideline 9 – Centres – dated November 2011
 - ULDA Guideline 10 – Industry and Business Areas – dated November 2011
 - ULDA Guideline 11 – Community Facilities – dated July 2012
 - ULDA Guideline 12 – Park planning and design – dated November 2011
 - ULDA Guideline 13 – Engineering standards – dated November 2011
 - ULDA Guideline 14 – Environmental values and sustainable resource use – dated June 2012
 - ULDA Guideline 15 – Protection from flood and storm tide inundation – dated November 2011
 - ULDA Guideline 16 – Housing – dated July 2012
 - ULDA Guideline 17 – Remnant vegetation and koala habitat obligations in Greater Flagstone and Yarrabilba UDAs – dated July 2012
 - ULDA Guideline 18 – Development interfaces – dated November 2011.
- (aa) if the ULDA is the nominated assessing authority for the Approval, this means:
 - (i) the ULDA or its delegate or

¹ The ULDA guidelines do not derogate from applicable Commonwealth and Queensland legislation which may apply to the site

- (ii) if the site is no longer within a declared urban development area under the ULDA Act, the local government or entity responsible for assessing and deciding planning and/or development applications in respect of the site.

- (bb) a reference to a significant rainfall event is a reference to a rainfall event with an average recurrence interval of 2 years.
- (cc) A reference to ULDA is utilised is also a reference to Economic Development Queensland (EDQ).
- (dd) A reference to the ULDA Act is also a reference to the *Economic Development Act 2012 (Qld)*.

UDA development conditions

The UDA development conditions for this UDA development approval are as follows.

No.	Condition	Timing	Nominated assessing authority
General			
1.	Carrying out the development Carry out and complete the development generally in accordance with: (a) the approved RPS Flagstone Zoning Plan, Plan No 110056_216 dated September 2012 (b) the conditions contained in this Approval (c) all UDA development permits (d) all endorsed infrastructure master plans (e) all endorsed overarching site strategies (f) all relevant context plan area strategies required by a subsequent condition of this approval that have been endorsed by the nominated assessing authority for the context plan area relating to that part of the site and (g) all endorsed detailed design documentation.	On-going.	NA
2.	Restrictions on commencing development (a) Development for permanent uses under this Approval may not commence on any part of the site until: (i) all infrastructure master plans and overarching site strategies required by conditions of this Approval have been endorsed by the nominated assessing authority (ii) a context plan area strategy has been endorsed by the nominated assessing authority for the context plan area relating to that part of the site and (iii) detailed design documentation for approved uses relevant to the particular development has been endorsed by the nominated assessing authority. (b) Development for Interim Uses under this Approval: (i) may not commence until any detailed design documentation relevant to the particular development has been endorsed by the nominated assessing authority and (ii) must cease immediately upon endorsement of context plan area strategy relating to that part of the site. Advisory note: <i>An interim use in a context plan area may continue or commence where approved by a subsequent Material change of use application.</i>	(a) Prior to the commencement of use on that part of the site. (b) Prior to commencement of the Interim use and then on-going.	NA

	implementation strategies, stretch targets and goals outlined in the development scheme in force at the date of this Approval and the ULDA guideline(s) in effect at the date of this Approval (iii) identify opportunities for innovation (iv) include methodologies and undertakings for monitoring and reporting on the achievement of the overarching site strategy initiatives/outcomes and (v) include any additional details or requirements set out in a relevant condition of this Approval. (c) Each overarching site strategy will be assessed against: (i) the provisions of the development scheme in force at the date of this Approval (ii) the applicable ULDA guideline(s) in effect at the date of this Approval and (iii) any further requirements set out in a condition of this Approval. (d) An endorsed overarching site strategy may be replaced by submitting for compliance assessment a new overarching site strategy for endorsement. (e) Where a context plan area strategy is inconsistent with an endorsed overarching site strategy the amendment to the overarching site strategy may be limited to address the inconsistency.		
5.	Context plan area strategies (a) Submit a context plan area strategy for endorsement with the first subsequent application in each context plan area (excluding applications for Interim Uses and applications for operational works for infrastructure delivery). (b) Each context plan area strategy must: (i) be generally in accordance with approved RPS Flagstone Zoning Plan, Plan No 110056_216 dated September 2012 (ii) have regard to all current endorsed infrastructure master plans and all current endorsed overarching site strategies for the site (iii) integrate with all existing context plan area strategies for surrounding context plan areas within the site (iv) describe (and map): a) broad land use structure and development constraints within the context plan area b) neighbourhoods with indicative development densities for residential areas, demonstrating compliance with any relevant minimum net residential density requirements set out in the development scheme c) location of the major network infrastructure, including road, public transport, water, sewerage and stormwater management, within the context plan area and the external connections to other context plan areas or where required to sub-regional infrastructure external to the site d) indicative sites for centres, schools and other community facilities e) open space network including parks, buffers, fauna and environmental corridors and external linkages to areas of environmental significance and	With the first subsequent application in each context plan area (excluding applications for Interim Uses and applications for operational works for infrastructure delivery)	ULDA

	f) movement network, including expected traffic volumes for streets and intersections, pedestrian routes, cyclist routes and public transport routes (v) describe how the context plan area strategy has regard to the development scheme in force at the date of this Approval (i.e. the Vision, UDA wide criteria and zone intents) and identify how the development does not prejudice the ability for surrounding land to be developed in an orderly and efficient manner (vi) describe how the context plan has regard to the applicable ULDA guideline(s) in effect at the date of this Approval and (vii) be publicly notified in accordance with s.54 of the ULDA Act and s.4 of the Urban Land Development Authority Regulation 2008. (c) The context plan area strategy will be assessed against: (i) all current endorsed infrastructure master plans and all current overarching site strategies at the time the strategy is submitted for endorsement (ii) the provisions of the development scheme in force at the date of this Approval (iii) ULDA guidelines in effect at the time of this Approval and (iv) any further requirements set out in a condition of this Approval. Advisory note: Once a context plan area strategy is endorsed by the nominated assessing authority, the plan will be placed on the nominated assessing authority's website.		
6.	Detailed design documentation (a) Submit to the nominated assessing authority for compliance assessment detailed design documentation for all uses listed in the Table of approved uses dated 11 October 2018. (b) Detailed design documentation must detail the following matters, to the extent they are applicable to the Approved Use: (i) location (ii) lot size and configuration (iii) building height² (iv) plot ratio / gross floor area / gross leasable area (v) site cover (vi) building design including elevations and materials (vii) site access arrangements (viii) on-site parking and servicing arrangements (ix) interface with adjoining residential uses (x) demonstrate active frontages. Advisory note: ULDA guideline No 1 Residential 30 determines which of the listed matters are applicable to the detailed design of residential uses. (c) If the development shown in the detailed design documentation is inconsistent with the development shown on an endorsed context plan area strategy, the detailed design documentation must also comply with the requirements of condition 5(b) so far as they are relevant. (d) The detailed design documentation will be assessed against: (i) the endorsed context plan area strategy for that part of the site	Prior to commencing the relevant development.	ULDA

² Development must not exceed the heights set out in the development scheme. Development exceeding the heights set out in the development scheme will require separate approval.

	(ii) the relevant provisions of the development scheme in force at the time of this Approval (iii) relevant ULDA guidelines in effect at the time of this Approval and (iv) any further requirements set out in a condition of this Approval.		
7.	Carrying out the development Carry out and complete the development generally in accordance with all endorsed detailed design documents.	On-going.	NA
8.	Compliance assessment (a) Where a condition of this Approval requires compliance assessment, compliance assessment is required in accordance with the timing set out in these conditions. (b) Compliance assessment must be repeated where a new infrastructure master plan or new overarching site strategy to that already endorsed, is sought. (c) Before compliance assessment will commence, payment for the fee must accompany any request for compliance assessment. The fee is set out in the ULDA's development assessment fee schedule in force at the date the request is lodged. (d) 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 20 business days – the nominated assessing authority assesses the plans and supporting information and: a. if satisfied with the information as submitted - endorses the information and the condition of approval (or element of the condition) is determined to have been met or b. if not satisfied with the information as submitted – notifies the applicant accordingly (e) If the applicant is notified under (d)(ii)b above: (i) the information and plans addressing the concerns are to be resubmitted (ii) within a further 15 business days – the nominated assessing authority assesses the re-submitted plans and supporting information and: a. if satisfied with the re-submitted information lodged - endorses the plans and supporting information and the condition of approval (or element of the condition) is determined to have been met or b. if not satisfied with the information as submitted – notifies the applicant accordingly. (f) If the applicant is notified under (e) (ii) b above, within 10 business days - the nominated assessing authority and applicant will repeat steps (e) (i) and (ii). 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 or if there is no agreement, nominated by the President for the time being of the Queensland Law Society Inc. (g) When the nominated assessing authority and applicant are both satisfied with the re-submitted information lodged - the nominated assessing authority endorses the relevant instrument of document and the condition of the Approval (or element of the condition) is determined to have been met.	NA	ULDA

9.	Commencement of work Site works (excluding general maintenance and clearing of vegetation) to facilitate the commencement of any of the development the subject of this Approval, must commence within five (5) years of this Approval. However, it is not necessary for works to facilitate the commencement of all the Approved Uses to commence on the site within 5 years of this Approval.	Within 5 years of the date of this Approval.	NA
Infrastructure charges			
10.	Municipal charge and State charge (a) Unless a relevant infrastructure agreement provides to the contrary, pay to the ULDA the Municipal charge and State charge as set out in the IFF. The charge will be calculated in accordance with the IFF and indexed to the date of payment. (b) The municipal infrastructure is that set out in the ICOP including the municipal infrastructure component set out in conditions 14, 15, Table 2 of condition 16, 18, 19, 20 and 23 of this Approval. (c) The State infrastructure is that set out in the ICOP including the state infrastructure components set out in Table 1 of condition 16 of this Approval. (d) Infrastructure Contributions carried out under items (b) and (c) may be offset against the charges in (a) in accordance with the IFFCOA and ICOP.	As required by the IFF	NA
11.	Sub-regional infrastructure and value capture charge (a) Unless a relevant infrastructure agreement provides to the contrary, pay to the ULDA the sub-regional infrastructure charge and the value capture charge as set out in the IFF. The charge will be calculated in accordance with the IFF and indexed to the date of payment. The value capture charge will only apply to land which is outside the urban footprint as defined in the South East Queensland Regional Plan 2009 – 2031. (b) The sub-regional infrastructure is that set out in the ICOP including the sub-regional components set out in conditions 19 and 20 of this Approval. (c) Infrastructure Contributions carried out under item (b) may be offset against the charges in (a) in accordance with the IFFCOA and ICOP.	As required by the IFF	NA
12.	Implementation charge (a) Unless a relevant infrastructure agreement provides to the contrary, pay to the ULDA the implementation charge as set out in the IFF. The charge will be calculated in accordance with the IFF and indexed to the date of payment. (b) The Implementation works are those set out in the ICOP including those set out in conditions 24, 26, 27 and 29 of this Approval. (c) Infrastructure Contributions carried out under item (b) may be offset against the implementation charge in (a) in accordance with the IFFCOA and ICOP.	As required by the IFF	NA
13.	Catalyst infrastructure (a) Unless a relevant infrastructure agreement provides to the contrary, where catalyst infrastructure is provided to the UDA, pay to the ULDA the cost of the catalyst infrastructure and the financing costs in accordance with the ICOP. The charge will be calculated in accordance with the IFF and indexed to the	As required by the ICOP and IFF	NA

	date of payment. (b) These payments may be offset against the municipal charge as set out in the IFF. Advisory note: <i>Catalyst infrastructure is being provided for the benefit of the UDA and to facilitate the efficient delivery of serviced land. This infrastructure is being funded by a loan from the State. Until this loan and the associated finance costs are repaid, payments will be required to cover the financing costs and repayment of the catalyst infrastructure loan. The requirements for the repayments are provided in the ICOP and the Catalyst Infrastructure Charge amount is provided in the IFF.</i>		
14.	Early public transport (bus) provision (a) Unless a relevant infrastructure agreement provides to the contrary, subsidise an interim (for five years) public transport (bus) service in accordance with an endorsed strategy. (b) Submit for endorsement for compliance assessment an interim public transport strategy that demonstrates: (i) public transport service to connect to an existing local network (ii) timeframes for bus services including peak times and other times for weekdays and times for services on weekends and public holidays and (iii) cost to deliver the bus services. (c) The cost of the subsidy may be offset against the relevant municipal charge as set out in the IFF for an endorsed strategy.	To commence prior to occupation of the 200 th residential lot on the site.	ULDA
Land dedications			
15.	Land Dedication – Salisbury to Beaudesert Rail Corridor (a) Unless a relevant infrastructure agreement provides to the contrary, dedicate or transfer to DTMR, at the election of and at no cost to DTMR, land (to an average width not exceeding 30 metres contiguous to the rail corridor identified as Lot 201 on SP130089 and Lot 221 on SP130090 at the date of this Approval) required to facilitate the provision of the future rail upgrade between Salisbury and Beaudesert. (b) Unless agreed to in writing by the State, no permanent structures or services are to be installed in the land to be dedicated or transferred.	Progressive with development or prior to the commencement of construction of the duplication of the passenger rail between Salisbury and Beaudesert.	NA
Infrastructure master plans			
16.	Community facilities (a) Submit for compliance assessment an infrastructure master plan for community facilities. (b) In addition to the requirements set out in UDA condition 3 of this Approval, the community facilities infrastructure master plan must: (i) reflect the land transfer rates set out in the tables below, unless a relevant infrastructure agreement provides to the contrary (ii) identify an indicative location and timing for the land transfer for the community facilities within the ultimate development and (iii) identify how the land will be serviced and made ready for use.	Prior to lodgement of the first context plan area strategy	ULDA

	Table 1: Serviced land requirements for State government facilities <table><tr><th>Facility or service</th><th>Number of facilities</th><th>Site/facility area</th></tr><tr><td>State primary schools</td><td>2</td><td>7ha each</td></tr><tr><td>State secondary schools</td><td>0</td><td>0ha</td></tr><tr><td>Health precinct</td><td>1</td><td>4ha</td></tr><tr><td>District police station</td><td>1</td><td>0.6ha</td></tr><tr><td>Ambulance station</td><td>1</td><td>0.6ha</td></tr></table> Table 2: Serviced land requirements for local government facilities <table><tr><th>Facility or service</th><th>Number of facilities</th><th>Site/facility area</th></tr><tr><td>Local community centre/hub</td><td>3</td><td>0.12ha each</td></tr><tr><td>District community centre</td><td>1</td><td>0.3ha</td></tr><tr><td>Civic centre</td><td>1</td><td>1.5ha</td></tr><tr><td>Metro library</td><td>1</td><td>0.65ha</td></tr><tr><td>Metro art gallery</td><td>1</td><td>0.4ha</td></tr><tr><td>Metro performing arts centre</td><td>1</td><td>0.4ha</td></tr><tr><td>Metro indoor sports centre</td><td>1</td><td>1.5ha</td></tr><tr><td>Major swimming pool</td><td>1</td><td>2.5ha</td></tr></table> Advisory note: <i>In considering the delivery of community facilities, variances in the provision of land or number of facilities will be considered where alternative, innovative solutions that would benefit the community can be demonstrated.</i>	Facility or service	Number of facilities	Site/facility area	State primary schools	2	7ha each	State secondary schools	0	0ha	Health precinct	1	4ha	District police station	1	0.6ha	Ambulance station	1	0.6ha	Facility or service	Number of facilities	Site/facility area	Local community centre/hub	3	0.12ha each	District community centre	1	0.3ha	Civic centre	1	1.5ha	Metro library	1	0.65ha	Metro art gallery	1	0.4ha	Metro performing arts centre	1	0.4ha	Metro indoor sports centre	1	1.5ha	Major swimming pool	1	2.5ha		
Facility or service	Number of facilities	Site/facility area																																														
State primary schools	2	7ha each																																														
State secondary schools	0	0ha																																														
Health precinct	1	4ha																																														
District police station	1	0.6ha																																														
Ambulance station	1	0.6ha																																														
Facility or service	Number of facilities	Site/facility area																																														
Local community centre/hub	3	0.12ha each																																														
District community centre	1	0.3ha																																														
Civic centre	1	1.5ha																																														
Metro library	1	0.65ha																																														
Metro art gallery	1	0.4ha																																														
Metro performing arts centre	1	0.4ha																																														
Metro indoor sports centre	1	1.5ha																																														
Major swimming pool	1	2.5ha																																														
17.	Energy and Communication service infrastructure (a) Submit for compliance assessment an infrastructure master plan for energy and communication service infrastructure. (b) In addition to the requirements set out in UDA condition 3 of this Approval, this energy and communication service infrastructure master plan must: (i) where reasonably possible, include written evidence confirming an agreement exists with relevant service providers to an infrastructure master plan for service infrastructure within the site. If this is not possible for a whole site, then provide advice from a service provider that service infrastructure can be provided to the site (ii) address information communication technologies for the site and (iii) address energy usage and supply (and specifically in respect to peak energy) for the site.	Prior to lodgement of the first context plan area strategy	ULDA																																													
18.	Movement network (a) Submit for compliance assessment an infrastructure master plan for movement network (b) In addition to the requirements set out in UDA condition 3 of this Approval, this infrastructure master plan for the movement network must: (i) include a traffic report that assesses the regional context, existing infrastructure and travel needs of the proposed development including: a) road network b) public transport c) active transport (walking and cycling)	Prior to lodgement of the first context plan area strategy	ULDA																																													

	d) private vehicle (ii) demonstrate that the traffic network shall generally be in accordance with the ICOP or other plan approved by the authority that will ultimately be responsible for the asset (iii) demonstrate how the future passenger rail line corridor will be integrated with the overall movement network (iv) include a timetable for delivery of the major transport infrastructure items within the site (v) include an indicative timetable for the delivery of the major transport infrastructure items external to the site and (vi) demonstrate how the principle road connection from Homestead Drive to the south, north and west can be facilitated to generally comply with <i>Figure 1 – Flagstone Local Infrastructure Plan – Proposed Road Network</i> of the ICOP or other approved plan as noted in item (ii) above.		
19.	Sewer (a) Submit for compliance assessment an infrastructure master plan for sewer infrastructure. (b) In addition to the requirements set out in UDA condition 3 of this Approval, this infrastructure master plan for the sewer network must: (i) address the Sewerage Code of Australia (WSA 02-2002) (except where specified by the relevant service provider guidelines) (ii) demonstrate that the existing Temporary Sewerage Treatment Plant and the associated works including the required buffer, can be upgraded to cater for 3500EP without adversely affecting the existing and proposed residential areas or an alternate solution be designed in accordance with the relevant service provider's desired standards of service (unless otherwise agreed with the relevant service provider) (iv) demonstrate how the infrastructure will connect to the sub-regional sewerage network (v) demonstrate how the proposed infrastructure and other actions will contribute towards the achievement of an overarching site strategy for TWCM and (vi) address the timing of delivery of the infrastructure.	Prior to lodgement of the first context plan area strategy	ULDA
20.	Water supply (a) Submit for compliance assessment an infrastructure master plan for water supply. (b) In addition to the requirements set out in UDA condition 3 of this Approval, this infrastructure master plan must: (i) address the Water Supply Code of Australia (WSA 03-2002) (except where specified by the relevant service provider guidelines) (ii) be designed in accordance with the relevant service provider's desired standards of service, unless otherwise agreed with the service provider (iii) demonstrate connections to the sub-regional water supply network (iv) demonstrate how the proposed infrastructure and other actions will contribute towards the achievement of an overarching site strategy for TWCM and (v) address the timing of the delivery of the infrastructure.	Prior to lodgement of the first context plan area strategy	ULDA

21.	Stormwater (a) Submit for compliance assessment an infrastructure master plan for stormwater infrastructure. (b) In addition to the requirements set out in UDA condition 3 of this Approval, this infrastructure master plan must: (i)include a Flooding Report which includes an appropriate flood model to determine a flood assessment of the pre and post development scenario. Consideration must be given to Logan City Council's Temporary Local Planning Instrument No. 1 (Logan Interim Flood Response 2011) (ii)include a Stormwater Management Report detailing measures to be implemented to ensure the integrity and values of waterways is maintained and enhanced by providing appropriate management of water quality and water quantity (iii)demonstrate how creek stability is to be achieved and sustained (iv)include an assessment of the inter-relationship between existing groundwater conditions and proposed development design and (v)demonstrate how the proposed infrastructure and other actions will contribute towards the achievement of an overarching site strategy for TWCM.	Prior to lodgement of the first context plan area strategy	ULDA								
22.	Earthworks strategy (a) Submit for compliance assessment an infrastructure master plan for earthworks. (b) In addition to the requirements set out in UDA condition 3 of this Approval, this infrastructure master plan must: (i) provide a geotechnical report that broadly identifies areas of high risk, for example, slope stability, erosion etc. (ii) generally comply with AS3798-2007-Guidelines on Earthworks for Commercial and Residential Developments (iii) address the implications of the dispersive soils in the future development of any Earthworks Management Plan for subsequent applications and (iv) prioritise erosion prevention measures over control measures and proposing overall procedures and strategies that would need to be implemented in the preparation of an Earthworks Management Plan.	Prior to lodgement of the first context plan area strategy	ULDA								
23.	Community greenspace (a) Submit for compliance assessment an infrastructure master plan for community greenspace. (b) In addition to the requirements set out in UDA condition 3 of this Approval, this infrastructure master plan must: (i) reflect the land transfer rates set out in Table 1 below, unless a relevant infrastructure agreement provides to the contrary Table 1: Land and embellishment requirements for community greenspace <table><tr><th>Column 1 Park types</th><th>Column 2 Rates of space (ha/1,000 pop)</th></tr><tr><td>Recreation parks</td><td>2.8</td></tr><tr><td>Sports parks</td><td>1.8</td></tr><tr><td>Total parks</td><td>4.6</td></tr></table>	Column 1 Park types	Column 2 Rates of space (ha/1,000 pop)	Recreation parks	2.8	Sports parks	1.8	Total parks	4.6	Prior to lodgement of the first context plan area strategy	ULDA
Column 1 Park types	Column 2 Rates of space (ha/1,000 pop)										
Recreation parks	2.8										
Sports parks	1.8										
Total parks	4.6										

	In particular, provide the greenspace infrastructure including land and embellishments as set out in Table 2 below, unless a relevant infrastructure agreement provides to the contrary. Table 2: Land and embellishments requirements for greenspace <table><tr><th>Park Type</th><th>Number of facilities</th></tr><tr><td>Regional recreation park</td><td>1</td></tr><tr><td>District recreation park</td><td>3</td></tr><tr><td>Civic Park</td><td>2</td></tr><tr><td>Regional Sports park</td><td>1</td></tr><tr><td>District Sports park</td><td>2</td></tr></table> (ii) detail how and when the community greenspace will be dedicated or transferred to the State or Logan City Council and (iii) include undertakings for monitoring and reporting on the achievement of the infrastructure master plan outcomes.	Park Type	Number of facilities	Regional recreation park	1	District recreation park	3	Civic Park	2	Regional Sports park	1	District Sports park	2		
Park Type	Number of facilities														
Regional recreation park	1														
District recreation park	3														
Civic Park	2														
Regional Sports park	1														
District Sports park	2														
Overarching site strategies															
24.	Total water cycle management (TWCM) (a) Submit for compliance assessment an overarching site strategy for TWCM. (b) In addition to the requirements set out in UDA condition 4 of this Approval, this overarching site strategy must: (i) address all elements of the water cycle, separately and in combination, in order to deliver water infrastructure and management strategies in a way that optimises social and environmental benefits and minimises costs. This includes water supply, sewage, stormwater, flooding and receiving water quality and (ii) include strategies for sewage, potable water, stormwater management and water self-sufficiency. (c) This overarching site strategy, as amended from time to time, will guide future development decisions in relation to the site. (d) Include a monitoring program that on a yearly basis provides a report that analyses the achievement against the set targets. Should the monitoring program identify that delivery differs from the target in any reporting period, a mitigation plan, setting out how the target will be achieved in the next review period must accompany the report. Advisory note: <i>Offsets against the Implementation charge may be applicable for the costs of implementing this overarching site strategy where clear innovations initiatives are implemented.</i>	Prior to lodgement of the first context plan area strategy	ULDA												
25.	Natural environment (a) Submit for compliance assessment an overarching site strategy for the management of the natural environment. (b) In addition to the requirements set out in UDA condition 4 of this Approval, this overarching site strategy must: (i) outline measures to conserve and enhance the site’s biodiversity values (areas of ecological significance, waterways and vegetation management) (ii) identify strategies for the protection of remnant endangered vegetation containing endangered regional ecosystems where proven by ground truthing to be viable	Prior to lodgement of the first context plan area strategy	ULDA												

	(iii) identify management plans to be provided to address the clearing of non-viable remnant vegetation containing endangered regional ecosystems (iv) identify rehabilitation strategies for any corridors of native vegetation to improve habitat extent and wildlife movement (v) identify any buffering to areas of environmental significance and which have associated conservation, biodiversity, habitat or scenic amenity values (vi) identify strategies to prevent land degradation (vii) identify strategies to rehabilitate major drainage lines (viii) identify strategies for bushfire management (ix) identify strategies for pest and weed management and (x) identify strategies for monitoring vegetation rehabilitation. (c) This overarching site strategy, as amended from time to time, will guide future development decisions in relation to the site. (d) Include a monitoring program that on a yearly basis provides a report that analyses the achievement against the set targets. Should the monitoring program identify that delivery differs from the target in any reporting period, a mitigation plan, setting out how the target will be achieved in the next review period must accompany the report.		
26.	Ecological sustainability and innovation a) Submit for compliance assessment an overarching site strategy for ecological sustainability and innovation. b) In addition to the requirements set out in UDA condition 4 of this approval, this overarching site strategy must: (i) demonstrate climate change resilience and greenhouse gas emission reduction (ii) demonstrate pollution minimisation (iii) demonstrate the efficient use of materials and (iv) detail waste reduction and management strategies for construction. (c) This overarching site strategy, as amended from time to time, will guide future development decisions in relation to the site. (d) Include a monitoring program that on a yearly basis provides a report that analyses the achievement against the set targets. Should the monitoring program identify that delivery differs from the target in any reporting period, a mitigation plan, setting out how the target will be achieved in the next review period must accompany the report. Advisory note: <i>Offsets against the Implementation charge may be applicable for the costs of implementing this overarching site strategy.</i>	Prior to lodgement of the first context plan area strategy	ULDA
27.	Community development (a) Submit for compliance assessment an overarching site strategy for community development. (b) In addition to the requirements set out in UDA condition 4 of this Approval, this overarching site strategy must detail: (i) a community facilities plan and program and (ii) a community development program (c) The community facilities plan must: (i) outline an approach for the early provision of community facilities and longer term sequencing for the provision of community facilities as development progressively occurs on the site and (ii) explore alternative approaches and innovative solutions for the provision of community and	Prior to lodgement of the first context plan area strategy	ULDA

	educational facilities including schools as community hubs. (d) The community development program must include: (i) a community development vision statement or key objectives (ii) a demonstrated understanding of the likely future community (iii) key initiatives, targets, implementation mechanisms and associated resources (iv) an explanation and rationale for any implementation charge offsets proposed and (v) a baseline of available community resources and networks. (e) This overarching site strategy, as amended from time to time, will guide future development decisions in relation to the site. (f) Include a monitoring program that on a yearly basis provides a report that analyses the achievement against the set targets. Should the monitoring program identify that delivery differs from the target in any reporting period, a mitigation plan, setting out how the target will be achieved in the next review period must accompany the report. Advisory note: <i>Offsets against the Implementation charge may be applicable for the costs of implementing this overarching site strategy.</i>		
28.	Housing diversity and affordability (a) Submit for compliance assessment an overarching site strategy for the delivery of housing diversity and affordability outcomes. (b) In addition to the requirements set out in UDA condition 4 of this Approval, this overarching site strategy for housing diversity and affordability must: (i) outline an approach to deliver 25% of housing that is affordable to first home buyers and key workers (ii) outline an approach to deliver 10% accessible housing and (iii) outline an approach to deliver 5% social housing (c) Include a monitoring program that on a yearly basis provides a report that analyses the achievement against the set targets. Should the monitoring program identify that delivery differs from the target in any reporting period, a mitigation plan, setting out how the target will be achieved in the next review period must accompany the report. Advisory note: <i>The affordable housing provisions of the strategy should include:</i> • <i>Specification of a target household income for first home buyers and key workers (such as Low to Moderate income households defined in the ULDA Guideline Number 16 – Housing).</i> • <i>Allow for Incomes to be updated annually.</i> • <i>Sub-targets within the 25% overall affordable housing figure to make housing affordable across a range of the target households (e.g. 5% in the lowest band, 10 % in the middle band and 10% in the highest band of the target households).</i>	Prior to lodgement of the first context plan area strategy	ULDA

29.	Employment and economic development a) Submit for compliance assessment an overarching site strategy for employment and economic development. b) In addition to the requirements set out in UDA condition 4 of this Approval, this overarching site strategy must: (i) outline an approach to achieve a high level of local employment (ii) outline an approach for achieving a target of 10,000 jobs (iii) set out the approximate staging of activity centres in line with anticipated population growth and the approximate land allocation for employment uses over time (iv) outline an approach to formulate and implement diverse and connected employment generation strategies (v) outline an approach to providing local training opportunities and (vi) outline an explanation and rationale for any implementation charge offsets proposed. c) This overarching site strategy, as amended from time to time, will guide future development decisions in relation to the site. d) Include a monitoring program that on a yearly basis provides a report that analyses the achievement against the set targets. Should the monitoring program identify that delivery differs from the target in any reporting period, a mitigation plan, setting out how the target will be achieved in the next review period must accompany the report. Advisory note: <i>Offsets against the Implementation charge may be applicable for the costs of implementing this overarching site strategy.</i>	Prior to lodgement of the first context plan area strategy	ULDA
30.	Rehabilitation Plan (a) Submit for compliance assessment a rehabilitation plan. (b) The rehabilitation plan must: (i) Outline the rehabilitation works required to rehabilitate areas identified in Map 1 – Proposed Rehabilitation Areas (refer to Attachment 2) (ii) Identify the rehabilitation works, including (but not limited to): a) the establishment of a 10m (minimum) vegetated buffer from top of bank that is consistent with the pre-clearing ecosystem on identified watercourses b) rehabilitate identified fauna corridors c) rehabilitate the environmental protection zone and d) the establishment of vegetative ground covers to promote regeneration of native plant species. The ground covers must be designed to not inhibit native species generation nor introduce exotic or pest species into the area. (iii) Identify the staging associated with the required rehabilitation works to ensure the long term success. (iv) Be prepared in accordance with the methods outlined in the Guideline and Manual components of the SEQ Ecological Restoration Framework to return the	(a) Within 20 business days from the decision date of this Approval	ULDA

	vegetation to a self sustaining ecosystem as defined in the SEQ Ecological Restoration Framework. (v) Include a detailed monitoring program that outlines the criteria, objectives, locations and frequency for monitoring. (c) Following the ULDA's endorsement of the rehabilitation plan outlined in (a) commence rehabilitation works in accordance with the endorsed rehabilitation plan.	c) Within 20 business days of the endorsement date of the rehabilitation plan	
31.	Erosion and Sediment control (a) Install appropriately sized erosion and sediment control devices / technologies that have been designed and approved by a Registered Professional Engineer of Queensland (RPEQ) or a Certified Professional in Erosion and Sediment Control (CEPESC), to ensure that sediment from previously cleared areas is withheld from watercourses and water bodies. Control measures will be developed in accordance with the International Erosion Control Association Australasia's Best Practice Erosion and Sediment Control guide. (b) The erosion and sediment control measures must achieve the following: (i) establish ground covers to stabilise cleared areas and (ii) where clearing has occurred within the watercourse system (within the banks and / or channel) stabilise the banks to prevent sediment from entering the watercourse system(s) and to preserve the watercourse structure. (c) For a period of 24 months from the date of this Approval, a suitably qualified person(s) will undertake inspections in accordance with the DERM Procedural Guide – Standard Work Method for the Assessment of the Lawfulness or Releases to Waters from Construction Sites – South East Queensland and conduct required maintenance of the erosion and sediment control devices as follows: (i) on a weekly basis for high risk areas (ii) on a fortnightly basis for all other areas and (iii) immediately following a significant rainfall event with an average recurrence interval of 2 years. .	a) Within 20 business days from the date of this Approval c) As indicated	ULDA
32.	Reporting (a) To demonstrate compliance with the endorsed rehabilitation plan, provide a detailed summary of the rehabilitation works completed during the relevant reporting period indicated below. The report will: (i) demonstrate that the works completed during the relevant stage complies with the endorsed rehabilitation plan (ii) outline the future works required in the next stage of rehabilitation as required by the endorsed rehabilitation plan (iii) report monitoring data against the objectives set out in condition 30 (b) (v) and (iv) outline any changes to the required management of the rehabilitation areas to ensure that the rehabilitation is successful. (b) Reporting should be submitted at the following intervals: (i) 6 monthly for 24 months from the endorsement of the rehabilitation plan	(b) As indicated	ULDA

	(ii) annually from 24 months until 5 years from the endorsement of the rehabilitation plan and (iii) at the request of the ULDA or its delegate until the rehabilitation areas are self-sustaining as described in condition 30 (b) (iv), unless otherwise conditioned in a subsequent Reconfiguring a lot approval.		
--	---	--	--

Table of **approved** uses dated 11 October 2018

Despite anything in this Approval, nothing in this Approval makes any development UDA assessable development that in accordance with the Greater Flagstone Urban Development Area Development Scheme is UDA exempt development or UDA self-assessable in the applicable zone.

Urban living zone			
Land Use	Suburban neighbourhood ³	District Centre	Neighbourhood centre
Permanent use	Child care centre where: a) located adjacent to a neighbourhood centre, district centre or primary school; b) located on a sub-arterial, collector or neighbourhood street Community facility where: a) located adjacent to a centre or educational establishment (primary and secondary school). Display home or House where: a) the lot is 400m² or less; b) the frontage is 12.5 metres or less; c) it complies with the applicable self assessable provisions in Schedule 3 of the Greater Flagstone UDA Development Scheme; d) the house is situated outside of a development constraint area depicted on Map 7 of the Greater Flagstone UDA Development Scheme; and e) the land is not on the Environmental Management Register or Contaminated Land Register. Educational establishment (primary or secondary school only)	Business Child care centre Community facility Educational establishment Emergency services Fast food premises where: a) not adjoining a residential use. Food premises Health care services Indoor entertainment Indoor sport and recreation where: a) excluding premises for conducting large scale receptions/functions such as convention centre; amusement and leisure centres. Market Multiple residential Other residential Service industry where: a) not located adjoining neighbourhoods; and b) not greater than 500m² GFA. Service station where: a) not adjoining sensitive uses as defined in the development scheme. Shop Shopping centre Short term accommodation Telecommunications facility where: a) integrated within a building; and	Child care centre Community facility Educational establishment Emergency services Food premises Health care services Market Multiple residential Other residential Shopping centre Telecommunications facility where: a) integrated within a building; and b) not located adjoining neighbourhoods. Utility installation where: a) integrated within a building; and b) not located adjoining neighbourhoods.

³ Refer to ULDA guideline no.05 Neighbourhood planning and design. Suburban neighbourhoods are located in residential areas and generally have a net residential density of 15-30 dwellings per hectare with a community facility such as a local recreation park providing a focal point.

Urban living zone			
	Multiple residential where: a) contains a maximum of 12 dwellings Other residential where: a) retirement living only; b) within 400m walking distance of a public transport stop; and c) contains a maximum of 12 dwellings. Shop where: a) not extending an existing centre, approved business, food premises or shop; and b) up to a maximum aggregate of 250m² GFA.	b) not located adjoining neighbourhoods. Utility installation where: a) integrated within a building; and b) not located adjoining neighbourhoods. Veterinary hospital	
Interim uses	Agriculture Animal keeping and husbandry Bulk landscape supplies Market Outdoor sport and recreation Wholesale nursery	Agriculture Animal keeping and husbandry Bulk landscape supplies Market Outdoor sports and recreation Wholesale nursery	Agriculture Animal keeping and husbandry Bulk landscape supplies Market Outdoor sports and recreation Wholesale nursery

Major centre zone		
	Major Centre Core	Major Centre Frame
Permanent uses	Business Car park (other than a multi-level facility) where: a) incorporating landscaping along the site's boundaries to enhance the visual appeal. Child care centre Community facility Educational establishment where: a) excluding those involving ovals for sporting/recreational purposes. Fast food premises Food premises Health care services Indoor entertainment Market Multiple residential Sales office Shop Shopping centre Short term accommodation Telecommunications facility where: a) integrated within a building.	Business Car park Child care centre Community facility Educational establishment where: a) excluding those involving ovals for sporting/recreational purposes. Emergency services Fast food premises Food premises Health care services Indoor entertainment Indoor sport and recreation where: a) gymnasium only; and b) maximum 2000m² GFA Low Impact Industry where: a) not located on Homestead Drive; and b) not adjoining a sensitive use (as defined in the development scheme) where south of Homestead Drive; and

Major centre zone		
	Major Centre Core	Major Centre Frame
	Utility installation where: a) integrated within a building.	c) not located north of Homestead Drive Market Multiple residential Other residential Outdoor sales Sales office Service Industry Service station where: a) not adjoining sensitive uses as defined in the development scheme; and b) shown on approved plan of development. Shop Shopping centre Short term accommodation Showroom Telecommunications facility Utility installation Veterinary hospital Warehouse
Interim Uses	Agriculture Animal keeping and husbandry Bulk landscape supplies Market Outdoor sports and recreation Wholesale nursery	Agriculture Animal keeping and husbandry Bulk landscape supplies Market Outdoor sports and recreation Wholesale nursery

Industry and business zone	
Permanent use	Agricultural supply store Bulk landscape supplies Business where: a) an aggregate maximum of 500m ² GFA, if not ancillary to an industrial use Car park Emergency services Fast food premises Garden centre Low impact industry Outdoor sales Research and technology facility Service industry Service station where: a) not within 50m of sensitive uses Telecommunications facility Utility installation Veterinary hospital Warehouse Wholesale nursery

Interim use	Agriculture Animal keeping and husbandry Bulk landscape supplies	Market Outdoor sports and recreation Wholesale nursery
-------------	--	--

STANDARD ADVICE

Please note that in order to lawfully undertake development, it may be necessary to obtain approvals other than this UDA development approval, some specific advices are outlined below. Other advices may include other approvals under the *Urban Land Development Authority Act 2007* 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 Conservation 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 Greater Flagstone UDA to assist in funding strategies to mitigate potential development impacts outside the UDA. Potential landowners must be made aware of the special infrastructure levy prior to the purchase of land.

**** End of Package ****