



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

Our ref: DEV2012/284/44

22 November 2018

Villa Green Pty Ltd
C/- Mr Julian Kemp
RPS Australia East Pty Ltd
PO Box 1559
FORTITUDE VALLEY QLD 4006

Dear Julian

SECTION 99 CHANGE TO A PDA DEVELOPMENT APPROVAL FOR A PDA DEVELOPMENT PERMIT FOR A MATERIAL CHANGE OF USE FOR HOUSES, MULTIPLE RESIDENTIAL (DUPLEXES) AND UTILITY INSTALLATION (ERA 63(1C) AND 63(3)) AND RECONFIGURING A LOT (1 INTO 1,082 LOTS) WITH AN ACCOMPANYING PLAN OF DEVELOPMENT AT PUB LANE, GREENBANK FORMERLY DESCRIBED AS LOT 9968 ON SP163061

On 22 November 2018 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
www.dsdmip.qld.gov.au/pda-da-applications

Should you have any queries in relation to this PDA decision notice, please do not hesitate to contact Brandon Bouda on 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	
Site address	Pub Lane, Greenbank	
Lot on plan description (Formerly described as)	Lot number	Plan description
	9968	SP163061
PDA development application details		
DEV reference number	DEV2012/284	
'Properly made' date	26 July 2017	
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	Material change of use for houses, multiple residential (duplexes), and utility installation (ERA 63(1c) and ERA 63(3)) and reconfiguration of a lot (1 into 1,082 lots) with an accompanying Plan of Development.	

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: • Amend Condition 28; and • Amend Condition 29.
Original Decision date	31 January 2013
1 st Change to approval date	22 June 2017
2 ND Change to approval date	30 October 2017
3 rd Change to approval date	27 July 2018
4 th Change to approval date	22 November 2018
Currency period	19 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.

Plans and documents previously approved on 30 October 2017		Number (if applicable)	Date (if applicable)
1.	Plan of Subdivision Precinct 1 Allotment Layout Application1 (Amendment)	132965-11, Rev E	19 September 2017
2.	Plan of Subdivision Precinct 2 Allotment Layout Application1 (Amendment)	132965-12, Rev E	19 September 2017
3.	Plan of Subdivision Precinct 3 Allotment Layout Application1 (Amendment)	132965-13, Rev E	19 September 2017
4.	Plan of Subdivision Precinct 4 Allotment Layout Application1 (Amendment)	132965-14, Rev E	19 September 2017
5.	Plan of Development Precinct 1 Allotment Layout Application1 (Amendment)	132965-19, Rev E	19 September 2017
6.	Plan of Development Precinct 2 Allotment Layout Application1 (Amendment)	132965-20, Rev E	19 September 2017

7.	Plan of Development Precinct 3 Allotment Layout Application1 (Amendment)	132965-21, Rev E	19 September 2017
8.	Plan of Development Precinct 4 Allotment Layout Application1 (Amendment)	132965-22, Rev E	19 September 2017
9.	Pedestrian Linkages Masterplan Teviot Village - Landscape Masterplan prepared by Saunders Havill Group	8540 L CD 010 F	15 September 2017
10.	Offset Works Plan	15-003700-SK01, Rev J	18.08.17
Plans and documents previously approved on 22 June 2017 and still applicable to this approval		Number (if applicable)	Date (if applicable)
Teviot Downs Estate Lavelle Lagoon Precinct – Sportsfield Master plan prepared by Saunders Havill Group		5329 03, Issue E	December 2016
Bushfire Risk Hazard Analysis, Prepared by Deveco		Revision LR1.0	14.12.16 (as amended in red date 15 May 2017)
Streetscape Typical Road Treatments Teviot Village - Landscape Masterplan prepared by Saunders Havill Group		8540 L CD 020 E	03 April 2017
Traffic Engineering Assessment prepared by TTM		16BRT0679	16 December 2016
Typical Road Sections prepared by Calibre Consulting		16-002518-109 Rev E	03.04.17
Villa Green Teviot Village Functional Layout Plan prepared by Calibre Consulting		16-002518-110	29.11.16
Teviot Village - Concept Stormwater Management Plan and Flood Investigation		16-002518-02A	13.12.16
Noise Assessment (Permissible Change) prepared by Renzo Tonin Ron Rumble		QA900-02F01 Permissible Change (r1)	16 December 2016
Teviot Village Water and Wastewater Network Analysis		16-002518.01, Issue B	15.05.17

Plans and documents previously approved on 31 January 2013 and still applicable to this approval		Number (if applicable)	Date (if applicable)
1.	Letter of Advice (Traffic Engineering Report) prepared by TTM	11BRT0065	10/05/12
2.	Addendum and amendment to Traffic Engineering Report prepared by TTM	11BRT0065	05/07/12

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. 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 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 5 of this Approval.
- (e) 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.
- (f) a reference to the State is a reference to the State of Queensland.
- (g) 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).
- (h) a reference to the IFF is a reference to the Infrastructure Funding Framework (October 2012).
- (i) a reference to the IFFCOA is a reference to the Infrastructure Funding Framework, Crediting and Offset Arrangements (September 2012).
- (j) a reference to the ICOP is a reference to the Infrastructure Charging and Offset Plan Greater Flagstone Urban Development Area (September 2012).
- (k) 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).

- (l) 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* (repealed) applies.
- (m) 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.
- (n) a reference to a Plan of Development is taken to have the same meaning as in the Greater Flagstone Urban Development Area Development Scheme.
- (o) 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* (repealed) and s.4 of the *Urban Land Development Authority Regulation 2008* (repealed).
- (p) a reference to the site is a reference to the land the subject of this Approval.
- (q) a reference to the ULDA is a reference to the former Urban Land Development Authority (currently Economic Development Queensland, (EDQ)).
- (r) a reference to the ULDA Act is a reference to the *Urban Land Development Authority Act 2007 (Qld)* (repealed).
- (s) 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 the time of compliance assessment¹
 - 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 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
- (t) if the ULDA is the nominated assessing authority for the Approval, this means:-
 - (i) the ULDA or its delegate or
 - (ii) if the site is no longer within a declared urban development area under the ULDA Act, the local government or entity responsible for

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

assessing and deciding planning and/or development applications in respect of the site.

- (u) A reference to ULDA is utilised is also a reference to Economic Development Queensland (EDQ).
- (v) A reference to the ULDA Act is also a reference to the *Economic Development Act 2012 (Qld)*.

Material Change of Use Conditions			
No	Condition	Timing	Nominated assessing authority
1.	General The approval is a development permit for material change of use for the following uses: • Houses • Multiple Residential (duplexes) • Utility installation (ERA 63(1c) and ERA 63(3))	N/A	NA
2.	Carrying out the development Carry out and complete the development generally in accordance with: • the approved Plans of Development (PoD) Precincts 1-4 Allotment Layout, Application1 (Amendment), Plan Numbers 132965-19 to 132965-22 Revision E, dated 19 September 2017) • conditions contained in this Approval • all UDA permits • all endorsed overarching site strategies	Prior to commencement of use on that part of the site	NA
3.	Restriction on commencing uses Development for uses under this Approval may not commence on any part of the site until all overarching site strategies required by the conditions of this Approval have been endorsed by the Nominated Assessing Authority.	Prior to commencement of use on that part of the site	NA
4.	Complete all Operational Works 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 commencement of use on that part of the site	NA

Reconfiguration of a Lot Conditions

General

5.	Carrying out the development Carry out and complete the development generally in accordance with the approved plans and documents.	Prior to survey plan endorsement for each stage	NA
6.	Complete all Operational Works 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 for each stage	NA
7.	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.	Within 5 years of the date of this Approval.	NA
8.	Certification Agreement In relation to all operational works undertaken on the site, comply with all requirements and fulfil all responsibilities outlined in the ULDA Self Certification Procedure Manual. <i>Note: Under the ULDA Self Certification Procedure Manual, no work is to commence until the applicable certification documents submitted by the Project Coordinator are acknowledged in writing by the ULDA.</i>	Prior to commencement of site works for each stage	ULDA
9.	Overarching site strategies (a) A UDA condition of this Approval may require an overarching site strategy to be submitted for compliance assessment. (b) Each overarching site strategy must: (i) be for the whole of the site (ii) offer demonstration projects and other initiatives to respond to the requirements and standards, 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	As required by relevant conditions.	ULDA

	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.		
10.	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 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	NA	ULDA

	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.		
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11.	Compliance Assessment – Variation to the Plan of Development and Plan of Subdivision Submit to EDQ Development Assessment, DILGP for compliance assessment variations to the approved Plan of Development and/or Plan of Subdivision, where the variations only relate to: i. proposed lot typology, when there is no further increase in the number of the approved lots; ii. location of built to boundary wall or driveway; iii. inclusion of a pad mount transformer; iv. minor variations to the road network (including truncations), subject to the following: a. the classification of the road is not varied; b. any change to a road location does not result in a new intersection within 50m of another intersection; c. any change does not result in a block length of more than 200m d. any change does not result in additional cul-de-sacs. v. Alterations to stage boundaries or inclusion of sub-staging, where a park being created is not in a stand-alone stage or where a park is in the final stage with less than 10 residential lots associated with it. vi. Minor variations to the boundaries or shape of the park, subject to the following: a. The size of the park does not vary by +/- 5% b. No change to the location and classification of the proposed park are made; and c. Minimum park sizes and embellishments under <i>EDQ Guideline No. 12 – Park Planning and Design</i> are met. Advisory Note: Where a variation to the Plan of Development or Plan of Subdivision does not meet the above criteria, or is made after a lot has been sold in the stage subject to the variation, a change application pursuant to section 99 of the Economic Development Act 2012 will be required to be lodged with EDQ for assessment.	Prior to the first lot being sold in the relevant stage	
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12.	Early Provision of public transport (bus) (a) Unless a relevant infrastructure agreement provides to the contrary, subsidise an interim (for five years or until the fare box income exceeds 30% of running costs, whichever is sooner) public transport (bus) service in accordance with an endorsed strategy. (b) Submit for compliance assessment an interim public transport strategy that demonstrates: (i) public transport services that connect to an existing local network (ii) timeframes for bus services including peak times and all other times and (iii) cost to deliver the bus services. Advisory Note: <i>With the agreement of the ULDA, the cost of the subsidy may be offset against the relevant municipal charge as set out in the Infrastructure Funding Framework.</i>	To commence prior to occupation of the 200th residential lot on the site.	ULDA
13.	Construction Management Plan a) Submit to the ULDA 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. 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	a) Prior to commencement of site works	

	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	
14.	Easements over infrastructure Public utility easements must be provided 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 for the relevant stage	
15.	Land Dedications Any land dedicated for public use to <i>Logan City Council</i> must be free of contaminants and not registered on either the Environmental Management Register or Contaminated Land Register.	Prior to dedication of land.	
16.	Survey Marks An adequate number of permanent survey marks must be installed to ensure clear definition of the development. Submit a certificate signed by a licensed surveyor, stating that after the completion of all works associated with the development, permanent survey marks are in their correct position in accordance with the approved plan of subdivision.	Prior to survey plan endorsement for each stage	

17.	Pre-Construction Certification No work shall commence until the ULDA Development Assessment acknowledges in writing receipt of certification package(s) from the Project Coordinator in accordance with ULDA Certification Procedures Manual.	Prior to commencement of site works for each stage	
18.	Post-Construction Certification 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.	At survey plan endorsement for each stage	
Infrastructure charges and other financial obligations			
19.	Municipal charge (a) Unless a relevant infrastructure agreement provides to the contrary, pay to the ULDA the municipal charge as set out in the Infrastructure Funding Framework (Oct 2012) (IFF). The charge will be calculated in accordance with the IFF (Oct 2012) and indexed to the date of payment. (b) The municipal infrastructure is that set out in conditions 12, , 25, 26, 27, 28, , 35, 36 (where for Pub Lane / Primary Access Road Intersection only), 43 (where for linear open space and where it meets ULDA’s current policies and criteria for linear open space, and offsets), and 44 of this Approval and identified in the approved Offset Works Plan, Drawing Number 15-003700-SK01, Rev J, dated 18.08.17 (excluding the Pub Lane / Teviot Road I and Pub Lane / Eastern Access Road Intersections). (c) Infrastructure Contributions carried out under item (b) may be offset against the municipal charge in (a) in accordance with the Infrastructure Funding Framework crediting and offsets arrangement and ICOP for the Greater Flagstone UDA.	As required by the IFF	NA

20.	State Charge Unless a relevant infrastructure agreement provides to the contrary, pay to the ULDA the state charge as set out in the Infrastructure Funding Framework (Oct 2012) (IFF). The charge will be calculated in accordance with the IFF (Oct 2012) and indexed to the date of payment.	As required by the IFF	NA
21.	Sub-regional charge (a) Unless a relevant infrastructure agreement provides to the contrary, pay to the ULDA the sub-regional infrastructure 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 sub-regional infrastructure is that set out in condition 36 (where for Pub Lane / Teviot Road Intersection only) and identified in the approved Offset Works Plan, Drawing Number 15-003700-SK01, Rev J, dated 18.08.17 (excluding the Pub Lane / Primary Access Road Intersection and Pub Lane / Eastern Access Road Intersections). (c) Infrastructure Contributions carried out under item (b) may be offset against the sub-regional charge in (a) in accordance with the Infrastructure Funding Framework crediting and offsets arrangement and ICOP for the Greater Flagstone UDA.	As required by the IFF	NA
22.	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 52 and 53 of this Approval. (c) Infrastructure Contributions carried out under item (b) may be offset against the implementation charge in (a) in accordance with the Infrastructure Funding Framework Crediting and Offset	As required by the IFF	NA

	Arrangements (IFFCOA) and ICOP.		
23.	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 date of payment. (b) These payments may be offset against the municipal charge as set out in the IFF. Advisory note: 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.	As required by the ICOP and IFF	NA
24.	Koala habitat obligations Pay to the ULDA \$150 for each dwelling approved to contribute towards koala management in the region in accordance with ULDA Guideline No17 <i>Remnant vegetation and koala habitat obligations in Greater Flagstone and Yarrabilba UDAs</i>. Advisory note: For subsequent operational works application for vegetation clearing, submit to the ULDA for endorsement, documentation that shows the detailed extent of proposed clearing and associated monetary contribution or compensatory planting as set out in ULDA Guideline 17: <i>Remnant Vegetation and Koala Habitat Obligations in Greater Flagstone and Yarrabilba UDAs dated July 2012</i>. To ensure development contributes towards the achievement of a net increase in bushland koala habitat in the region the following monetary figures apply: a) For land mapped as having high, medium or low values bushland habitat proposed to be cleared - \$15,000 for	Prior to survey plan endorsement for each stage	ULDA

	<i>each hectare cleared</i> b) <i>For land mapped as having high to medium value suitable for rehabilitation habitat types - \$5000 for each hectare cleared or \$920 per non-juvenile koala habitat tree cleared.</i>		
Engineering			
25.	Compliance Assessment – Water Internal a) Submit to ULDA Development Assessment for compliance assessment a Water Precinct Network Plan generally in accordance with the Water and Wastewater Network Analysis prepared by Calibre Consulting, document no. 16-002518.01, Issue B dated 15.05.17. The Water Precinct Network Plan shall include the following: i. updated infrastructure sizes based on the current Council's Desired Standard of Service; ii. pressure data and pressure management outcomes iii. conceptual design of booster pumps and PRV configuration iv. infrastructure staging and any temporary servicing infrastructure that may be required for the sequencing of development; v. layout of proposed district metering areas in accordance with Council's requirements b) Submit to ULDA Development Assessment detailed water reticulation design plans, certified by a RPEQ, generally in accordance with <i>ULDA Guideline No. 13 Engineering standards – Sewer and Water</i> and the endorsed Water Precinct Network Plan required under part a) of this condition. c) Construct the works generally in accordance with the certified plans required under part b) of this condition. d) Submit to ULDA Development Assessment 'as-constructed' plans, asset register, pressure and bacterial test results in accordance with Council current adopted standards.	a) Prior to the commencement of works for the first stage b) Prior to commencement of works for the relevant stage c) Prior to survey plan endorsement for the relevant stage d) Prior to survey plan endorsement for the relevant stage	ULDA

26.	Trunk water mains cross-connection in Pub Lane - compliance assessment a) Submit to ULDA Development Assessment for compliance assessment detailed trunk water design plans, certified by a RPEQ, for the connection of the DN300 water main in Pub Lane to the Spring Mountain water supply zone generally in accordance with ULDA Guideline No. 13 Engineering standards – Sewer and Water. b) Construct the works generally in accordance with the endorsed plans required under part b) of this condition. c) Submit to ULDA Development Assessment ‘as-constructed’ plans, asset register, pressure and bacterial test results in accordance with Council’s current adopted standards.	a) Prior to the commencement of works for the first stage b) Prior to survey plan endorsement for each stage c) Prior to survey plan endorsement for each stage	ULDA
27.	Compliance Assessment - Sewer Internal a) Submit to ULDA Development Assessment for compliance assessment a Sewerage Precinct Network Plan in general accordance with the Water and Wastewater Network Analysis prepared by Calibre Consulting, document no. 16-002518.01, Issue B dated 15.05.17. The Sewerage Precinct Network Plan shall include the following: i. preliminary plans and longitudinal sections, for any control and trunk sewers; ii. extension of the internal sewerage network up to the upstream boundaries of the development site to make provision for the connection of upstream properties; iii. infrastructure staging and any temporary servicing infrastructure that may be required for the sequencing of development. b) Submit to ULDA Development Assessment detailed sewerage reticulation design plans, certified by a RPEQ, generally in accordance with ULDA Guideline No. 13 Engineering standards – Sewer and Water and the endorsed Sewerage Precinct Network Plan required	a) Prior to the commencement of works for the first stage b) Prior to commencement of works for the relevant stage	ULDA

	under part a) of this condition. c) Construct the works generally in accordance with the certified plans required under part b) of this condition. d) Submit to ULDA Development Assessment 'as-constructed' plans, asset register, pressure test and CCTV results in accordance with council current adopted standards.	c) Prior to survey plan endorsement for the relevant stage d) Prior to survey plan endorsement for the relevant stage	
28.	Compliance Assessment - Sewer Pump Station and Rising Main a) Submit to ULDA Development Assessment for compliance assessment a detailed report and design plans certified by RPEQ for the proposed pump station and rising main to service the development generally in accordance with ULDA Guideline No. 13 Engineering standards – Sewer and Water; and i. Water and Wastewater Network Analysis prepared by Calibre Consulting, document no. 16-002518.01, Issue B dated 15.05.17. b) Construct the pump station civil works generally in accordance with the endorsed plans required under part a) of this condition. c) Construct the rising main and pump station mechanical and electrical works generally in accordance with the endorsed plans required under part a) of this condition d) Submit to ULDA Development Assessment 'as-constructed' plans, asset register, pressure test and CCTV results in accordance with council current adopted standards.	a) Within 6 months from the survey plan endorsement of the first stage or as otherwise agreed to in writing by ULDA Development Assessment b) Prior to 31 August 2019 c) Prior to 31 March 2020 d) Prior to 31 March 2020	ULDA

29.	Compliance Assessment - Greenbank Temporary Sewage Treatment and Disposal Facility Unless a relevant infrastructure agreement provides the contrary: a) Submit to ULDA Development Assessment for compliance assessment detailed design plans and reports for a temporary sewage treatment and disposal facility certified by a RPEQ to service development generally in accordance with the relevant Council standards and i. the Logan South Wastewater Servicing Strategy report, prepared by Cardno dated 27 May 2016. b) Submit to ULDA Development Assessment, DILGP evidence that the Greenbank Temporary Sewage Treatment and Disposal Facility is constructed generally in accordance with the endorsed plans required under part a) of this condition. c) Submit to ULDA Development Assessment 'as-constructed' plans, asset register, pressure, structural and test results in accordance with the Council's current adopted standards. <i>Advice Note:</i> The reasonable costs for the design and construction of the Temporary Stage Treatment and Disposal Facility required by this condition will be reimbursable from the Sub-Regional Charges	a) Prior to 31 March 2019 b) Prior to 30 September 2019 c) Prior to 30 September 2019	ULDA
30.	Tankering of Wastewater Prior to the completion and commissioning of the Greenbank Temporary Sewage Treatment and Disposal Facility the following is required: a) Enter into a tankering agreement with Council for the collection and disposal of wastewater for any lots created; and b) Maintain the tankering agreement required by part a) of this condition until the Greenbank Temporary Sewage Treatment and Disposal Facility is commissioned.	a) Prior to survey plan endorsement for the first stage b) As indicated	ULDA

	Advice Note: The reasonable costs of tankering the sewage in accordance with the tankering agreement required by this condition will be reimbursable from the Sub-Regional Charges for a maximum period of 12 months after the sealing of the first stage or as otherwise agreed to in writing by ULDA Development Assessment.		
31.	Sewerage Reserve Proposed Lot 7001 is to be dedicated for sewerage purposes to <i>Logan City Council</i> in fee simple as nominated trustee at no cost to <i>Logan City Council</i>.	At survey plan endorsement for the relevant stage	ULDA
32.	Stormwater (Quantity and Quality) a) Submit to the ULDA Development Assessment for compliance assessment, designs and hydraulic calculations for the proposed stormwater drainage system (quality and quantity) certified by a Registered Professional Engineer Queensland (RPEQ) in accordance with PDA Guideline No. 13 – Engineering Standards and the Teviot Village – Concept Stormwater Management Plan and Flood Investigation 16-002518-02A dated 13/12/16. b) Construct works in accordance with part a) of this condition. c) Submit to the ULDA Development Assessment "As Constructed" plans including an asset register, in a format acceptable to <i>Logan City Council</i> certified by a Registered Professional Engineer Queensland (RPEQ-Civil) generally in accordance with parts a) and b) of this condition.	a) Prior to the commencement of site works for each stage b) Prior to survey plan endorsement for each stage c) Prior to survey plan endorsement for each stage	ULDA
33.	Filling and Excavation a) Submit to the ULDA Development Assessment for endorsement an Earthworks Management Plan certified by a RPEQ specialising in geotechnical engineering detailing as appropriate, the following: i. The height and location of all retaining walls ii. The cut/fill limit of possible earthworks	a) Prior to the commencement of site work for each stage	ULDA

	iii. Stability of any embankments or excavations subject to inundation(eg bioretention basins, detention basins, stormwater or wastewater harvesting storage ponds) b) Submit certification to the ULDA Development Assessment 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 AS3798-1996 Guidelines on Earthworks for Commercial and Residential Developments Level 1 and any unsuitable material encountered has been treated or replaced with suitable replacement material.	b) Prior to survey plan endorsement for each stage	
34.	Soil Erosion and Sediment Control a) Submit to the ULDA Development Assessment for endorsement an Erosion and Sediment Control (E&SC) Program certified by a Registered Professional Engineer Queensland (RPEQ) generally in accordance with 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).	a) Prior to commencement of site works for each stage b) At all times during construction works	ULDA
35.	Roads Internal a) Submit to the ULDA Development Assessment road engineering design/ construction drawings certified by a Registered Professional Engineer of Queensland (RPEQ-Civil) generally in accordance with the following approved plans: i) Cross-sections shall generally be in accordance with Typical Road Sections, Drawing No. 16-002518-109 Rev E dated 03 April 2017 and Streetscape Typical Road Treatments, Teviot Village – Landscape Masterplan, Drawing No. 8540 L CD 020, Rev E dated 03 April 2017;	a) Prior to the commencement of works for each stage	ULDA

	ii) Laneways shall be designed in accordance with <i>ULDA Practice Note No.12 Rear Lanes: design and development</i> iii) Crossings of retained riparian corridors is to be in accordance with <i>Fauna Sensitive Road Design Manual (Vol2)</i> prepared by Department of Transport and Main Roads b) Construct the road works generally in accordance with part a) of this condition and <i>Logan City Council</i> adopted standards. c) Submit to the ULDA Development Assessment 'as constructed' in a format acceptable to <i>Logan City Council</i> drawings and certification from an RPEQ (Civil) that all roads and associated works (e.g. stormwater drainage, kerb and channel, concrete footpaths, signage, traffic islands) have been constructed in accordance with part a) of this condition.	b) Prior to survey plan endorsement for each stage c) Prior to survey plan endorsement for each stage	
36.	Roads External Pub Lane / Teviot Road Intersection Upgrade a) Submit to the ULDA Development Assessment for compliance assessment detailed engineering plans certified by a Registered Professional Engineer Queensland (RPEQ) for the upgrade of the intersection of Teviot Road and Pub Lane as identified in the Addendum and amendment to Traffic Engineering Report Ref No. 11BRT0065 dated 05/07/12 prepared by TTM, in accordance with Austroads and <i>Logan City Council</i> adopted standards. b) Construct the road works generally in accordance with part a) of this condition c) Submit to the ULDA Development Assessment 'As-constructed' plans including an asset register, in a format acceptable to <i>Logan City Council</i> certified by a Registered Professional Engineer Queensland (RPEQ-Civil) generally in accordance with parts a) and b) of this	a) Prior to commencement of relevant site works b) Prior to the survey plan endorsement of the 500th lot. c) Prior to the survey plan endorsement of the 500th lot.	ULDA

	condition. Pub Lane / Primary Access Road Intersection d) Submit to the ULDA Development Assessment for compliance assessment detailed engineering plans certified by a Registered Professional Engineer Queensland (RPEQ) for the intersection of Pub Lane and the Stage 1 Access Road as identified in the Villa Green, Teviot Village Functional Layout Plan, Drawing No. 16-002518-110 dated 29/11/16 in accordance with Austroads and <i>Logan City Council</i> adopted standards. e) Construct the road works generally in accordance with part d) of this condition f) Submit to the ULDA Development Assessment 'As-constructed' plans including an asset register, in a format acceptable to <i>Logan City Council</i> certified by a Registered Professional Engineer Queensland (RPEQ-Civil) generally in accordance with parts d) and e) of this condition. Pub Lane / Eastern Access Road Intersection g) Submit to the ULDA Development Assessment for endorsement detailed engineering plans certified by a Registered Professional Engineer Queensland (RPEQ) for the intersection of Pub Lane and the Eastern Access Road as identified in the Villa Green, Teviot Village Functional Layout Plan 16-002518-110 dated 29/11/16 in accordance with Austroads and <i>Logan City Council</i> adopted standards. h) Construct the road works generally in accordance with part d) of this condition i) Submit to the ULDA Development Assessment 'As-constructed' plans including an asset register, in a format acceptable to <i>Logan City Council</i> certified by a Registered Professional Engineer	d) Prior to commencement of works for Stage 1 e) Prior to Stage 1 survey plan endorsement f) Prior to Stage 1 survey plan endorsement g) Prior to commencement of relevant works h) Prior to survey plan endorsement for the relevant stage i) Prior to survey plan endorsement of the relevant stage	
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	Queensland (RPEQ-Civil) generally in accordance with parts d) and e) of this condition.		
37.	Road Closures and Openings In situations 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 an approved traffic management plan, until the road works are accepted "On Maintenance", or unless otherwise directed by the assessing authority.	Prior to survey plan endorsement for each stage	ULDA
38.	Bus stops Provide bus stops and associated infrastructure on the internal neighbourhood connector road as indicated on Plan of Subdivision, Precincts 1 - 4, Allotment Layout, Application1 (Amendment), Plan Nos. 132965-11 - 132965-14, Revision E, dated 19 September 2017, generally in accordance with the following Translink's requirement: <i>Each bus stop must be positioned, designed and constructed in accordance with Translink specifications and standards as published in the Translink Public Transport Infrastructure Manual Version 1 June 2007 Section 2.4.1 Bus stop layout and construction details, Drawing Numbers TL-R02, TL-I02, TL-S01 for the applicable standard of bus stop required (regular, intermediate, premium or signature stop), and Disability Standards for Accessible Public Transport 2004.</i>	Prior to survey plan endorsement for the relevant stage	ULDA
39.	Pedestrian / cycle network (a) Submit to the ULDA Development Assessment for compliance assessment, detailed engineering plans for the pedestrian / cycle network generally in accordance with the Pedestrian Linkages Masterplan. Teviot Village – Landscape Masterplan, Drawing No. 8540 L CD 010 Rev F dated 15 September 2017 and the relevant Austroads standards.	a) Prior to commencement of works for the relevant stage	ULDA

	(b) Construct the works in accordance with part a) of this condition (c) Submit to the ULDA Development Assessment 'as constructed' plans including an asset register, in a format acceptable to <i>Logan City Council</i> certified by a Registered Professional Engineer Queensland (RPEQ-Civil) generally in accordance with parts a) and b) of this condition.	b) Prior to survey plan endorsement for the relevant stage c) Prior to survey plan endorsement for the relevant stage	
40.	Street Lighting a) Design and install a <u>Rate 2</u> street lighting system certified by a RPEQ to all roads, including footpaths/bikeways within road reserves and neighbourhood and district parks. The design of the street lighting system must: - meet the relevant standards of the electricity supplier; - be acceptable to the electricity supplier as 'Rate 2 Public Lighting'; - be endorsed by Council as the Energex 'billable customer'; - be generally in accordance with Australian Standards AS1158 – '<i>Lighting for Roads and Public Spaces</i>'. Or the following: b) Submit to ULDA Development Assessment, DILGP detailed engineering design plans certified by a RPEQ-electrical for <u>Rate 3</u> (Council owned) street lighting to all roads, including footpaths/bikeways within road reserves generally in accordance with Australian Standards AS1158 – '<i>Lighting for Roads and Public Spaces</i>' and AS3000 – '<i>SAA Wiring Rules</i>'. c) Install the lighting generally in accordance with the certified plans required under part b) of this condition. d) Submit to ULDA Development Assessment, DILGP 'as-constructed' plans and test documentation certified by a RPEQ-electrical in a format acceptable to Council	a) Prior to survey plan endorsement for each stage b) Prior to commencement of works for each stage c) Prior to survey plan endorsement for each stage d) Prior to survey plan endorsement for each stage	

41.	Streetscape Works a) Submit to the ULDA Development Assessment for compliance assessment certified by a suitably qualified urban design/landscape architect and/or Registered Professional Engineer Queensland (RPEQ) streetscape plans detailing proposed works generally in accordance with the following: • Streetscape Typical Road Treatments, Teviot Village – Landscape Masterplan, Drawing No. 8540 L CD 020, Rev. E dated 03 April 2017 • appropriate pavement treatments including finished surface levels, cross-falls and longitudinal grades • appropriate footpath location • street tree location and species (both existing and new), the ground preparation works and monthly maintenance plan • road uses adjacent to the kerbing (e.g. public transport stops, parking bays, No Standing zones etc). • AS1428.1 Design of Access and Mobility • AS1428.4 Tactile Ground Surface Indicators • Best Trade Practice (Part B of the Compliance Certificate – Landscape Works) • AS/NZS 1158.3.1; 2005 Lighting for roads and public spaces - Pedestrian (Cat P) b) Undertake the works in accordance with the endorsed streetscape works required under part (a) of this condition. c) Submit to the ULDA Development Assessment written certification, “as constructed” plans and asset register in a format acceptable to <i>Logan City Council</i> demonstrating compliance with this condition.	a) Prior to commencement of works on site for each stage b) Prior to survey plan endorsement for each stage c) Prior to ‘on-maintenance’ commencement for each stage	ULDA
42.	Local Parkland Dedication Proposed Lots 9000, 9001 and 9002 are to be dedicated as public use land (park) to Logan City Council in fee simple as nominated trustee.	At survey plan endorsement for the relevant stage	ULDA

43.	Landscape Works - Parks and Open Space a) Submit to the ULDA Development Assessment for endorsement, detailed landscape plans and associated embellishments generally in accordance with the applicable ULDA Guideline No.12 Park Planning and Design. The plans are to be prepared by an Australian Institute of Landscape Architects registered landscape architect. Landscaping plans shall address the following: • All parkland areas and associated embellishments must be designed and constructed with consideration to adherence with the universal principals of <i>Crime Prevention through Environmental Design (CPTED)</i>. • All parkland areas and associated embellishments must be designed and constructed with strong consideration to long term sustainable asset management practices. • Any retaining structures constructed for the intended purpose of retaining land uses other than parkland, must not be constructed within the boundary of any land areas intended to be dedicated for parkland. • Existing contours and levels and any alteration of the ground levels should include plans, sections and elevations. • Location of proposed drainage and stormwater works within the park, including cross-sections and descriptions. • Hard surfaces details including locations, materials and finishes. • The location, details of materials and finishes of all proposed street furniture, storage facilities, signage and lighting. • Proposed boundary treatments including screening, walls and fencing, indicating materials and dimensions. • All planting including location, species, common name, size, density and number. • Surface treatments, including the preparation of all open ground within the proposed parkland to ensure that it is topsoiled, grassed and suitable for mowing. Grassing is to achieve 80% coverage at the time of On Maintenance inspection	a) Prior to commencement of site works for the relevant stage	ULDA
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	• Picnic facilities, park furniture and play equipment including details of types of equipment to be installed. • All surfaces including details of materials and finishes. • location and details of vehicle barriers/bollards/landscaping along park frontages where required to prevent unauthorised vehicular access. Bollards are to be installed on any shared boundary between a road reserve and neighbourhood recreation / sports parks; • Unless otherwise approved in writing by the assessing authority, fencing along residential allotments adjoining park boundaries, public thoroughfares and drainage reserves must have a maximum height of: • 1.2m high if not transparent; and • 1.8m high, if not transparent at ground level to a height of 1.2m and a minimum 50% visually transparent 600mm fencing element atop the solid fence to enable both privacy to the dwelling units on proposed lots and passive surveillance of any parks, public thoroughfares and detention basins.		
	b) Construct landscape works Submit to the ULDA Development Assessment certification from a qualified landscape architect that the works have been constructed in accordance with part a) of this condition.	b) Prior to survey endorsement for the relevant stage	
	c) On Maintenance Provide 12 months maintenance to the parks, commencing on receipt of written confirmation from the ULDA Development Assessment that works are satisfactory.	c) As indicated	
	d) Off Maintenance Inspection On completion of the 12 months maintenance period, contact the ULDA, Principal Engineer to arrange an Off Maintenance inspection.	d) As indicated	

44.	Lavelle Lagoon parkland extension and embellishment a) Submit to the ULDA Development Assessment for compliance assessment, a Park Master Plan over the existing Lavelle Lagoon parkland and the additional land for district sports park identified as Lot 9003 on Plan of Subdivision, Precinct 4 Allotment Layout Application1 (Amendment), Number 132965-14, Rev E dated 18 September 2017 generally in accordance with ULDA Guideline No 12 Park Planning and Design. These plans are to be prepared by an Australian Institute of Landscape Architects registered landscape architect. b) Identify additional and upgraded embellishments for endorsement, generally in accordance with Teviot Downs Estate Lavelle Lagoon Precinct – Sportsfield Master plan prepared by Saunders Havill group, Drawing Number 5329 03, Issue E, dated December 2016. c) Undertake the works in accordance with the approved park master plan specified in conditions a) and b) of this condition and provide written confirmation to the ULDA Development Assessment from an Australian Institute of Landscape Architects registered landscape architect of a BSA, QLD licensed and experienced landscape contractor that the works comply with the approved park master plan. d) On maintenance Provide 12 months maintenance to the parks, commencing on receipt of written confirmation from the ULDA Development Assessment that works are satisfactory. e) Off Maintenance Inspection On completion of the 12 months maintenance period, contact the ULDA, Principal Engineer to arrange an Off Maintenance inspection. f) Dedicate the additional land for district sports park identified as Lot 9003 on Plan of Subdivision, Precinct 4 Allotment Layout	a) Prior to commencement of works for Stage 12 b) Prior to commencement of works for Stage 12 c) Prior to commencement of use d) As indicated e) As indicated f) At survey plan endorsement for Stage 12	ULDA
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	Application1 (Amendment), Number 132965-14, Rev E dated 18 September 2017 as proposed Lot 8006 to Logan City Council at no cost. <i>Note: Liaison with Logan City Council should be undertaken to determine the nature and extent of embellishments within the existing and future parkland. Offsets against the municipal charge may be applicable.</i>		
45.	Electricity Submit to the ULDA Development Assessment either: a) written evidence from Energex confirming that 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. <i>Note: Electricity and telecommunications drawings must be co-ordinated with civil engineering design documents, to ensure that service conflicts are avoided.</i>	Prior to survey plan endorsement for each stage	ULDA
46.	Telecommunications Submit to the ULDA Development Assessment, 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. Provide infrastructure with the development to accommodate NBN services in accordance with NBN Co Limited 'New developments: Deployment of the NBN Co Conduit and Pit Network – Guidelines for Developers', Doc. No NBN-TE-CTO-194, issue date 1st April 2011. <i>Note: Telephone and cable services may be laid in a combined trench with electricity cables, subject to the approval of the relevant energy provider and the authorised telephone or cable service provider.</i>	Prior to survey plan endorsement for each stage	ULDA

47.	Service Conduits and Mains 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.	Prior to survey plan endorsement for each stage	ULDA
Environment Conditions			
48.	Rehabilitation of riparian corridors Submit to the ULDA Development Assessment as part of self certification of landscaping, a detailed weed management and revegetation proposal plan for the enhancement of the retained riparian corridors.	Prior to survey plan endorsement	ULDA
49.	Bushfire Buffers In accordance with the recommendations of the Bushfire Risk Hazard Analysis Report, Version LR1.0 prepared by Deveco dated 14.12.16 (as amended in red dated 15 May 2017) ensure: a) a 33m setback is provided between dwellings along the interface with the riparian corridors. Selectively retained mature trees within this setback area, including active linear parkland with mown understory, should represent less than 30% of the natural canopy (FPC) for this site. b) Construct a progressive firebreak in stages in the development of the north eastern portion of the site for stages 20 – 26.	Prior to survey plan endorsement for the applicable stages	ULDA
50.	Noise Attenuation Generally in accordance with the Noise Assessment (Permissible Change), document number QA900-02F01 Permissible Change (r1), dated 16 December 2016 undertake the following: Pub Lane a) Construct a 2.5m high acoustic barrier fence along the full length of lots 1 to 16 and 8000 to 8001 fronting Pub Lane.	a) Prior to survey endorsement for the relevant stage	ULDA

	b) All potential purchasers of Lots 5 to 15 and 8000 to 8002 shall be advised in writing prior to purchase that further acoustic assessment will be required for high-set dwellings.	b) As indicated	
51.	Environmental Covenants a) Submit to the ULDA Development Assessment for endorsement, an environmental covenant to retain a 10m vegetation buffer at the rear of lots 73, 74, 440, 445-450 and 599-608. b) Provide evidence to the ULDA Development Assessment of execution and registration of the covenant to protect vegetation in accordance with condition a). c) The developer shall disclose to all purchasers of the lots mentioned in condition a) that the allotment they have selected to purchase is subject to an environmental covenant.	Prior to survey plan endorsement for the applicable stages	ULDA
Overarching Site Strategies			
52.	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 9 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. <i>Advisory note: Offsets against the Implementation charge may be applicable for the costs of implementing this overarching site strategy.</i>	Prior to lodgement of the first plan of survey for the site	ULDA

53.	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 9 of this Approval, this community development strategy must address the following: (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. (c) This overarching site strategy, as amended from time to time, will guide future development decisions in relation to the site. 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 plan of survey for the site	ULDA
54.	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 9 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 Advisory note: <i>The affordable housing provisions of the strategy should include:</i> • <i>Specification of a target household</i>	Prior to lodgement of the first plan of survey for the site	ULDA

	<i>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>		
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STANDARD ADVICE

General

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.

Development Scheme Fee

A Development Scheme Fee will apply at the time of plan sealing (in accordance with Section 128 of the *Urban Land Development Authority Act 2007*) to recover a proportion of costs incurred by the ULDA in preparing the Development Scheme for Greater Flagstone. The fee payable is at the rate prevailing at the time of payment. The current rate is \$750 per dwelling/lot.

Clearing of Vegetation

This UDA development approval does not approve the clearing of vegetation. An Operational Works approval needs to be obtained prior to the clearing of significant vegetation.

Energex Requirements

The attached correspondence from Powerlink dated 4 July 2012 is provided for consideration with any future development.

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.

**** End of Package ****