

UDA Decision Notice – Part approval with conditions

Site information		
Name of urban development area (UDA)	Greater Flagstone Urban Development Area	
Site address	72 Riverbend Boulevard, Cedar Grove	
UDA development application details		
Land the subject of the application	Lot 800 on SP247625 (formerly Lot 800 on SP222166)	
Type of application and description of proposal	Material change of use: - for the uses set out in the application generally in accordance with Riverbend Whole of Site Plan, Drawing number BA2544-WOSO1_C, dated 31.08.12 - in respect to the land the subject of the application.	
Date the application was properly made	3 April 2012	
ULDA reference number	DEV2012/244	
UDA development approval details		
Land the subject of the approval 'the site'	Lot 800 on SP247625 (formerly Lot 800 on SP222166)	
Decision of the ULDA	- The ULDA has decided to grant part of the UDA development approval applied for, subject to the UDA development conditions forming part of this Decision Notice. - The approval is a development permit for material change of use: - for the uses set out in Table of approved uses, dated 14 September 2012 - generally in accordance with Riverbend Whole of Site Plan, Drawing number BA2544-WOSO1_C, dated 31.08.12 - in respect of the site, being the land the subject of the application.	
Decision date	14 September 2012	
Currency period	30 years	
Plans and specification		
The plans and specifications approved by the ULDA and referred to in the UDA development conditions concerning the UDA development approval are detailed below.		
Approved plans, reports and specifications	Number (if applicable)	Date (if applicable)
a) Table of approved uses		14 September 2012
b) Riverbend Whole of Site Plan	Drawing number BA2544-WOSO1_C	31.08.12

Preamble

1. Relationship with 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.

b) 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 reconfiguration of a lot, or a material change of use (for permanent or interim uses not described in Table of approved uses, dated 14 September 2012) with or without a plan of development.
- (c) It is anticipated that an application for a UDA development permit that is either for a reconfiguration of 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.
- (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).

c) 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 this 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 proposed 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 (September 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 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 Table of approved uses, dated 14 September 2012 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 Table of approved uses, dated 14 September 2012 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 Approval:
 - 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 and
 - 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
 - (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.

¹ The ULDA guidelines may be superseded by changes to Commonwealth and State legislation and government policies

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 Riverbend Whole of Site Plan, Drawing number BA2544-WOSO1_C, dated 31.08.12 (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.	(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

No.	Condition	Timing	Nominated assessing authority
3.	Infrastructure master plans (a) A UDA condition of this Approval may require an infrastructure master plan to be submitted for compliance assessment for endorsement. (b) Each infrastructure master plan must: (i) be for the whole of the site (ii) demonstrate innovation by providing opportunities to incorporate changes in technology anticipated to occur during the long term development of the site (iii) detail applicable infrastructure networks both within and external to the site and identify where works are required to connect existing or future networks on the site into existing or future sub-regional networks (iv) respond to the requirements and standards outlined in the: a) development scheme in force at the date of this Approval b) applicable ULDA guideline(s) in effect at the date of this Approval c) address any non-compliance with the applicable guideline (s) d) if no standards are outlined, articulate the standards to be applied (v) articulate the overall planning and delivery principles for the infrastructure works, required to support the ultimate development of the site (vi) identify the internal and external infrastructure required for the ultimate development of the site (vii) indicate how and when that component of infrastructure will be provided (including the dedication / transfer), or if not known, how and when provision of that infrastructure is to be determined and (viii) include any additional details or requirements set out in a condition of this Approval about that Infrastructure master plan. (c) A number of infrastructure master plans may be combined into one infrastructure master plan. (d) Each infrastructure master plan will be assessed against : (i) the provisions of the development scheme in force at the date of this Approval and (ii) the applicable ULDA guideline(s) in effect at the date of this Approval (e) any further requirements set out in a condition of this Approval. (f) An endorsed infrastructure master plan may be replaced by submitting for compliance assessment a new infrastructure master plan for endorsement. (g) Where a context plan area strategy is inconsistent with an endorsed infrastructure master plan the amendment to the infrastructure master plan may be limited to address the inconsistency.	b) As required by the relevant conditions.	ULDA e) Prior to the approval of the relevant context plan area strategy

No.	Condition	Timing	Nominated assessing authority
4.	Overarching site strategies (a) A UDA condition of this Approval may require an overarching site strategy to be submitted for compliance assessment for endorsement. (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 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 any further requirements set out in a condition of this Approval. (iii) An endorsed overarching site strategy may be replaced by submitting for compliance assessment a new overarching site strategy for endorsement. (d) 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.	b) As required by relevant conditions. e) Prior to the approval of the relevant context plan area strategy	ULDA

No.	Condition	Timing	Nominated assessing authority
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 Riverbend Whole of Site Plan, Drawing number BA2544-WOSO1_C, dated 31.08.12		
(ii)	have regard to all current endorsed infrastructure master plans and 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	With the first subsequent application in each context plan area (excluding applications for Interim Uses and applications for operational works for infrastructure delivery)	ULDA
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		
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, ULDA 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 <i>Urban Land Development Authority Regulation 2008</i> .		
(c) The context plan area strategy will be assessed against:			
(i)	all current endorsed infrastructure master plans and 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 and		
(iii)	ULDA guidelines in effect at the time of this Approval and		
(iv)	any further requirements set out in a condition of this Approval.		

No.	Condition	Timing	Nominated assessing authority
	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 approved under this Approval (i.e. listed in Table of approved uses, dated 14 September 2012). (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. (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. (ii) the relevant provisions of the development scheme in force at the time of Approval (iii) relevant ULDA guidelines in effect at the time of the Approval and (iv) any further requirements set out in a condition of this Approval.	Prior to commencing the relevant development. ULDA	
7.	Carrying out the development Carry out and complete the development generally in accordance with all endorsed detailed design documents.	On-going.	NA

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.

No.	Condition	Timing	Nominated assessing authority
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 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 Approved Uses the subject of this Approval, must commence within five (5) years of the date of this Approval. However, it is not necessary for site 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

No.	Condition	Timing	Nominated assessing authority
Monetary infrastructure contributions and recognition of 'works-in-kind'			
10.	Municipal charge (a) Unless a relevant infrastructure agreement provides to the contrary, pay the municipal 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 set out in conditions 14, Table 2 of condition 15, 17, 18, 19 and 22 of this Approval. (c) Infrastructure Contributions carried out under items (b) may be offset against the charges in (a) in accordance with the IFFCOA and ICOP.	As required by the IFF	ULDA
11.	Sub-regional infrastructure and value capture charge (a) Unless a relevant infrastructure agreement provides to the contrary, pay the relevant sub-regional charge and the value capture charge as set out in the IFF. The charge will be that calculated in accordance with the IFF and indexed to the date of payment. (b) 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. (c) The Sub-regional infrastructure is that set out in the ICOP including the sub-regional components set out in conditions 18 and 19 of this Approval. (d) 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	ULDA
12.	Implementation charge (a) Unless a relevant infrastructure agreement provides to the contrary, pay 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 23, 25, 26, and 28 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	ULDA
13.	Catalyst infrastructure (a) Unless a relevant infrastructure agreement provides to the contrary, where catalyst infrastructure is provided to the UDA, pay, in accordance with the ICOP the financing costs or the catalyst 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) These payments/charges 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.</i> <i>The requirements for the repayments are provided in the ICOP and the Catalyst Infrastructure Charge amount is provided in the IFF.</i>	As required by the ICOP and IFF	ULDA

No.	Condition	Timing	Nominated assessing authority
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 by the nominated assessing authority 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) These costs may be offset against the relevant municipal charge as set out in the IFF for an endorsed strategy.	Prior to occupation of the 200 th residential lot on the site.	ULDA

Infrastructure master plans

15.	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
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Table 1: Serviced land requirements for State government facilities

Facility or service	Maximum number of facilities	Site/facility area
State primary schools	NIL	7ha each
State secondary schools	NIL	12ha
Health precinct	NIL	4ha
District police station	NIL	0.6ha
Ambulance station	NIL	0.6ha

Table 2: Serviced land requirements for local government facilities

Facility or service	Maximum number of facilities	Site/facility area
Local community centre/hub	1	0.12ha each
District community centre	NIL	0.3ha
Civic centre	NIL	1.5ha
Metro library	NIL	0.65ha
Metro art gallery	NIL	0.4ha

No.	Condition	Timing	Nominated assessing authority									
	<table><tr><td>Metro performing arts centre</td><td>NIL</td><td>0.4ha</td></tr><tr><td>Metro indoor sports centre</td><td>NIL</td><td>1.5ha</td></tr><tr><td>Major swimming pool</td><td>NIL</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>	Metro performing arts centre	NIL	0.4ha	Metro indoor sports centre	NIL	1.5ha	Major swimming pool	NIL	2.5ha		
Metro performing arts centre	NIL	0.4ha										
Metro indoor sports centre	NIL	1.5ha										
Major swimming pool	NIL	2.5ha										
16.	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									
17.	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) and 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. The traffic network report shall address the following: a) an interim primary access to the development via Riverbend Boulevard and Glynton Road b) Bushland Road may be considered as a secondary access to the development until such time as a road connection is available to Teviot Road in accordance with the Greater Flagstone Local Infrastructure Plan of the ICOP and c) provide preliminary sketch of the proposed Bushland Road/Teviot Road/Glynton Road intersection. (iii) include a timetable for delivery of the major transport infrastructure items within and external to the UDA based on expected delivery of this development.	Prior to lodgement of the first context plan area strategy	ULDA									

No.	Condition	Timing	Nominated assessing authority
18.	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 sewer network must: (i) address the Sewerage Code of Australia (WSA 02-2002) (except where specified by the relevant service provider guidelines) (ii) demonstrate how sewer will be provided to the proposed development including interim solutions and the ultimate solution (iii) 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
19.	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 02-2002) (except where specified by the relevant service provider guidelines) (ii) demonstrate how water will be provided to the proposed development including interim solutions and the ultimate solution (iii) be designed in accordance with the relevant service provider's desired standards of service, unless otherwise agreed with the service provider (iv) demonstrate connections to the sub-regional water supply 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 the delivery of the infrastructure.	Prior to lodgement of the first context plan area strategy	ULDA

No.	Condition	Timing	Nominated assessing authority
20.	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 Flood Risk Management Strategy 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) the Flood Risk Management Strategy Report shall consider the current version of the Logan City Council Flooding and Inundation Area Map. Appropriate buffers shall be provided adjacent to the Logan River. (iii) 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 (iv) demonstrate how creek stability is to be achieved and sustained (v) include a Groundwater Quantity and Quality Strategy Report which provides an assessment of groundwater quality and quantity of the site in the pre and post development scenario and (vi) 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
21.	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 and control measures and propose 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

No.	Condition	Timing	Nominated assessing authority								
22.	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> (ii) specifically, the infrastructure master plan needs to cover the delivery of a Regional Recreation Park and a District Recreation Park as set out in the ICOP (iii) detail how and when the community greenspace will be dedicated or transferred to the State or Logan City Council and (iv) include undertakings for monitoring and reporting on the achievement of the infrastructure master plan outcomes.	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										
Overarching site strategies											
23.	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.	Prior to lodgement of the first context plan area strategy	ULDA								

Advisory note: Offsets against the Implementation Charge may be applicable for the costs of implementing this overarching strategy where clear innovation initiatives are implemented.

Advisory note: Offsets against the Implementation Charge may be applicable for the costs of implementing this overarching strategy where clear innovation initiatives are implemented.

No.	Condition	Timing	Nominated assessing authority
24.	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 (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 the Logan River and areas of environmental significance 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.	Prior to lodgement of the first context plan area strategy	UDA

No.	Condition	Timing	Nominated assessing authority
25.	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. <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 context plan area strategy	UDA

No.	Condition	Timing	Nominated assessing authority
26.	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 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: Offsets against the Implementation Charge may be applicable for the costs of implementing this overarching site strategy.	Prior to lodgement of the first context plan area strategy	ULDA

No.	Condition	Timing	Nominated assessing authority
27.	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> • 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). • Allow for incomes to be updated annually. • 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).	Prior to lodgement of the first context plan area strategy	ULDA
28.	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) set out the approximate staging of activity centres in line with anticipated population growth and the approximate land allocation for employment uses over time (iii) outline an approach to formulate and implement diverse and connected employment generation strategies (iv) outline an approach to providing local training opportunities and (v) 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

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 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.

Table of **approved** uses dated 14 September 2012

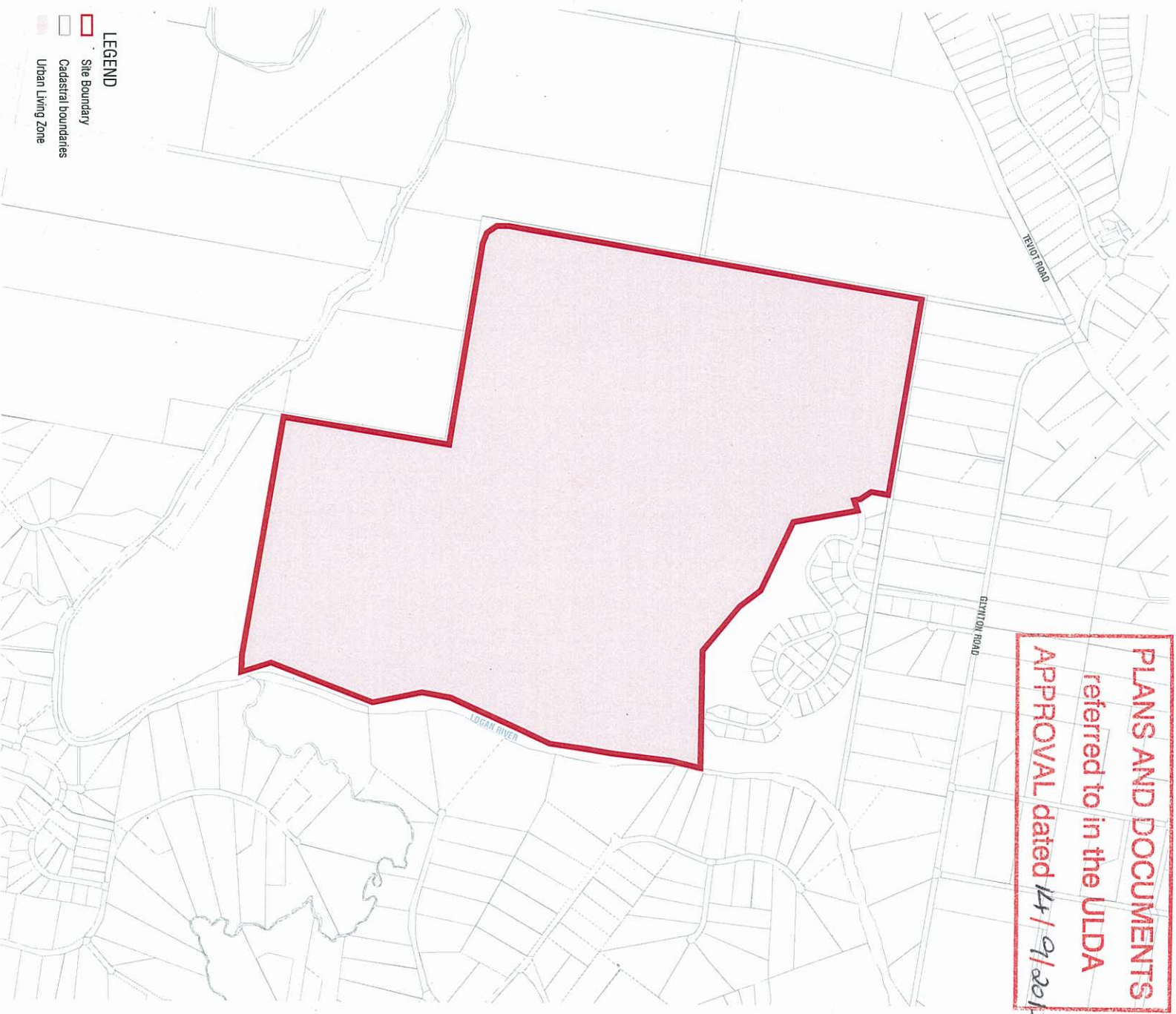
Despite anything in this Approval, nothing in this Approval makes any development UDA assessable development that in accordance with the Greater Flagstone Urban Development Area Development Scheme is UDA exempt development or UDA self assessable in the applicable zone.

Land Use	Suburban neighbourhood ³	Neighbourhood centre
Permanent use	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 provision 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. Multiple residential where: a) contains a maximum of 12 dwellings b) situated outside of a development constraint area depicted on Map 7 of the Greater Flagstone UDA Development Scheme c) the land is not on the Environmental Management Register or Contaminated Land Register.	Child care centre Community facility Emergency services Food premises Fast food premises (other than involving drive through facilities) Health care services Market Multiple residential Shop Shopping centre
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

PLANS AND DOCUMENTS
referred to in the ULDA
APPROVAL dated 14 / 9 / 2012

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.

PLANS AND DOCUMENTS
referred to in the ULDA
APPROVAL dated 14 / 09 / 2012



LEGEND

-  Site Boundary
-  Cadastral boundaries
-  Urban Living Zone



RIVERBEND
WHOLE OF SITE PLAN
TRE DEVELOPMENTS
31.08.12
REF: BA2544-WOS01_C

SCALE 1:20,000 @ A4 ①
0 100 200 300 400 500m

