

Appendix A- UDA Decision Notice – Approval with conditions

Site information		
Name of urban development area (UDA)	Greater Flagstone Urban Development Area	
Site address	Dairy Road, Undullah Road and Wyatt Road Undullah	
UDA development application details		
Land the subject of the application	Lot 3 on S311896 (and unallocated Road Reserve within Lot 3), Lot 200 on SP133189 and Lot 1 on RP97710	
Type of application and description of proposal	Material change of use: 1. for the uses set out in the application generally in accordance with the Flinders Precinct 1 Land Use Plan DWG No 23301-all-P137 Sheet 1 and 2 dated 18th June,2012 2. in respect to the land the subject of the application.	
Date the application was properly made	2nd April, 2012	
ULDA reference number	DEV2012/247	
UDA development approval details		
Land the subject of the approval 'the site'	Lot 3 on S311896 (and unallocated Road Reserve within Lot 3), Lot 200 on SP133189 and Lot 1 on RP97710	
Decision of the ULDA	1. The ULDA has decided to grant the UDA development approval applied for, subject to the UDA development conditions forming part of this Decision Notice. 2. The approval is a development permit for material change of use: (a) for the uses set out in the Table of approved uses, (b) generally in accordance with the Flinders Precinct 1 Land Use Plan – Version 4 Dwg No 23301-ALL-P 137 Sheets 1 & 2 dated 17 December , 2012. (c) in respect of the site, being the land the subject of the application.	
Decision date	25 January, 2013	
Currency period	40 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)	Flinders Precinct 1 Land Use Plan	Version 4 Dwg No 23301- ALL-P 137 Sheets 1 & 2	17 December , 2012
b)	Table of approved uses		18 December, 2012

Preamble

1. Relationship with the development scheme and other approvals

In relation to this Approval:

- (a) UDA exempt development or UDA self-assessable development on the site may be undertaken at any time in accordance with the development scheme and all applicable laws.
- (b) "Approved Uses" can occur without further approval for Material Change of use, where the use is identified on a particular site within an approved Plan of Development (that complies with Practice Note 10) as part of an approval for Reconfiguration of a Lot.
- (c) Further approvals may be obtained in accordance with the development scheme.

2. Subsequent applications framework

- (a) It is anticipated the first subsequent application in the context plan area (excluding applications for Interim Uses and applications for operational works or infrastructure delivery) will be an application for a Reconfiguring a lot (with a Plan of Development)
- (b) It is anticipated that an application for a UDA development permit for a Reconfiguring a lot (with 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 footprint;
 - (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.

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 be generally in accordance with the endorsed context plan for the area and this approval.

3. Definitions

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

- (a) terms defined in the ULDA Act which are not defined in this Approval are taken to have the same meaning as in the ULDA Act.
- (b) a reference to a law, document or instrument is a reference to that law, document or instrument as amended from time to time (unless otherwise specified).
- (c) a reference to an Approval is a reference to this decision notice, including the conditions of Approval.
- (d) a reference to an Approved Use is a reference to an Interim Use or a Permanent Use contained within the Table of approved uses of this approval.

- (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 6 of this Approval.
- (f) a reference to a context plan area is a reference to an area which due to existing or proposed major feature, such as ridgelines, waterways, identified environmental area, arterial road, significant changes in propose land use or cadastral property boundaries, is a logical area for this intermediate level of special planning between master planning and detailed design.
- (g) a reference to the Flinders Precinct 1 Land Use Plan is a reference to the Flinders Precinct 1 Land Use Plan – Version 4 Dwg No 23301-ALL-P 137 Sheets 1 & 2 dated 17 December , 2012
- (h) a reference to detailed design documentation is a reference to detailed plans, designs, specification and calculations relevant to particular development.
- (i) 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.
- (j) a reference to the State is a reference to the State of Queensland.
- (k) 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).
- (l) a reference to Gross Floor Area or GFA is taken to have the same meaning as that in the Greater Flagstone Urban Development Area Development Scheme.
- (m) a reference to the IFF is a reference to the Infrastructure Funding Framework (October 2012).
- (n) a reference to the IFFCOA is a reference to the Infrastructure Funding Framework, Crediting and Offset Arrangements (September 2012).
- (o) a reference to the ICOP is a reference to the Infrastructure Charging and Offset Plan Greater Flagstone Urban Development Area (September 2012).
- (p) 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).
- (q) 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.
- (r) a reference to an infrastructure master plan is a reference to an infrastructure master plan required to be endorsed under this Approval.
- (s) a reference to an Interim Use is a reference to a use identified in the Table of approved uses as an interim use.
- (t) a reference to an overarching site strategy is a reference to a overarching site strategy for an aspect of the development of the site which is required to be endorsed under this Approval.
- (u) a reference to a Plan of Development or PoD is taken to have the same meaning as in the Greater Flagstone Urban Development Area Development Scheme.
- (v) a reference to a Permanent Use is a reference to a use identified in the Table of approved uses as a permanent use.
- (w) 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*.
- (x) a reference to the site is a reference to the land the subject of this Approval.
- (y) a reference to TWCM is a reference to total water cycle management.

- (z) a reference to the ULDA is a reference to the Urban Land Development Authority.
- (aa) a reference to the ULDA Act is a reference to the *Urban Land Development Authority Act 2007 (Qld)*.
- (bb) a reference to the applicable ULDA guidelines is a reference to the ULDA guidelines as set out below and in effect at the time of this Approval¹:
- ULDA Guideline 1 – Residential 30 - dated March 2010
 - ULDA Guideline 2 – Accessible Housing – dated November 2011
 - ULDA Guideline 5 – Neighbourhood Planning and Design – dated November 2011
 - ULDA Guideline 6 – Street and Movement Network – dated April 2012
 - ULDA Guideline 7 – Low rise buildings – dated February 2012
 - ULDA Guideline 8 – Medium and High Rise Buildings – dated January 2012
 - ULDA Guideline 9 – Centres – dated November 2011
 - ULDA Guideline 10 – Industry and Business Areas – dated November 2011
 - ULDA Guideline 11 – Community Facilities – dated July 2012
 - ULDA Guideline 12 – Park planning and design – dated November 2011
 - ULDA Guideline 13 – Engineering standards – dated November 2011
 - ULDA Guideline 14 – Environmental values and sustainable resource use – dated June 2012
 - ULDA Guideline 15 – Protection from flood and storm tide inundation – dated November 2011
 - ULDA Guideline 16 – Housing – dated July 2012
 - ULDA Guideline 17 – Remnant vegetation and koala habitat obligations in Greater Flagstone and Yarrabilba UDAs – dated July 2012
 - ULDA Guideline 18 – Development interfaces – dated November 2011.
- (cc) 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 do not derogate from applicable Commonwealth and Queensland legislation which may apply to the site

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 Flinders Precinct 1 Land Use Plan , (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) the endorsed context plan relating to that part of the site the subject of this application (g) all approved plan of developments and (h) 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) the use is identified on a particular site within a Plan of Development and development standards for the use are nominated on the Plan of Development notes as part of an approval for Reconfiguration of a Lot. (iii) detailed design documentation, as required, 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 approval of the 1st relevant RoL with or without a PoD relating to that part of the site. Advisory note: An interim use in a context plan area may continue or commence where approved by a subsequent Material change of use application.	(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) address the requirements and standards (including any areas of non-compliance) 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 (v) identify the overall planning and delivery principles for the infrastructure works, required to support the ultimate development of the site (vi) identify , where relevant, the internal and external infrastructure required for the ultimate development of the site (vii) identify 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 (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. (e) An endorsed infrastructure master plan may be replaced by submitting for compliance assessment a new infrastructure master plan for endorsement.	a) Prior to the approval of the 1st subsequent application for the site	ULDA

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 (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.	a) Prior to the approval of the 1 st subsequent application for the site	ULDA

No.	Condition	Timing	Nominated assessing authority
5.	Detailed design documentation (a) Submit to the nominated assessing authority for compliance assessment detailed design documentation for all uses listed in the Table of approved uses. (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. (xi) open space provision (c) If the development shown in the detailed design documentation is inconsistent with the development parameters shown on an approved plan of development, the detailed design documentation must also comply with the requirements of condition 5(d) so far as they are relevant. (d) The detailed design documentation will be assessed against: (i) the endorsed context plan for that part of the site (ii) the approved Plan of Development for that part of the site (iii) the relevant provisions of the development scheme in force at the time of this Approval (iv) relevant ULDA guidelines in effect at the time of this Approval and (v) any further requirements set out in a condition of this Approval.	Prior to commencing the relevant development.	ULDA

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

No.	Condition	Timing	Nominated assessing authority
6.	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 (for all requests except for compliance assessment for Infrastructure Master Plans and Overarching Site Strategies where 40 business days applies) – the nominated assessing authority assesses the plans and supporting information and:- a. if satisfied with the information as submitted - endorses the information and the condition of approval (or element of the condition) is determined to have been met or b. if not satisfied with the information as submitted – notifies the applicant accordingly (e) If the applicant is notified under (d)(ii)b. above: (i) the information and plans addressing the concerns are to be resubmitted (ii) within a further 15 business days (for all requests except for compliance assessment for Infrastructure Master Plans and Overarching Site Strategies where 20 business days applies) – 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.	Ongoing	ULDA

No.	Condition	Timing	Nominated assessing authority
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. However, it is not necessary for works to facilitate the commencement of all the Approved Uses to commence on the site within 5 years of this Approval.	Within 5 years of the date of this Approval.	NA
No.	Condition	Timing	Nominated assessing authority
Infrastructure charges			
8.	State Charge (a) Unless a relevant infrastructure agreement provides to the contrary, pay to the ULDA the State charge as set out in the IFF (Oct 2012) The charge will be calculated in accordance with the IFF (Oct 2012) and indexed to the date of payment. (b) The State infrastructure is that set out in the ICOP including those components of State Infrastructure required in condition 14 (Table 1) of this Approval. (c) Infrastructure Contributions carried out under item (b) may be offset against the state charge in (a) in accordance with the IFFCOA and ICOP.	As required by the IFF	NA
9.	Municipal charge (a) Unless a relevant infrastructure agreement provides to the contrary, pay to the ULDA the municipal charge as set out in the IFF (Oct 2012). 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 the ICOP and may include components of the Municipal infrastructure required in conditions 13, 14 (Table 2), 16, 17, 18 and 21 of this Approval. (c) Infrastructure Contributions carried out under item (b) may be offset against the municipal charge in (a) in accordance with the IFFCOA and ICOP.	As required by the IFF	NA
10.	Sub-regional infrastructure and value capture charge (a) Unless a relevant infrastructure agreement provides to the contrary, pay to the ULDA the sub-regional infrastructure charge and the value capture charge as set out in the IFF. The charge will be calculated in accordance with the IFF and indexed to the date of payment. The value capture charge will only apply to land which is outside the urban footprint as defined in the South East Queensland Regional Plan 2009 – 2031. (b) The sub-regional infrastructure is that set out in the ICOP and may include components of the sub-regional infrastructure required in conditions, 16, 17, and 18 of this Approval. (c) Infrastructure Contributions carried out under item (b) may be offset against the charges in (a) in accordance with the IFFCOA and ICOP.	As required by the IFF	NA
11.	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 (Oct 2012) The charge will be calculated in accordance with the IFF (2012) and indexed to the date of	As required by the IFF	NA

No.	Condition	Timing	Nominated assessing authority						
	payment. (b) The Implementation works are those set out in the ICOP including those elements of Implementation charge set out in conditions 24, 25 and 27 of this Approval. (d) Infrastructure Contributions carried out under item (b) may be offset against the implementation charge in (a) in accordance with the IFFCOA and ICOP.								
12.	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. <i>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.</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	NA						
13.	Early public transport (bus) provision (a) Unless a relevant infrastructure agreement provides to the contrary, subsidise an interim (for five years from the date of commencement of the service) public transport (bus) service in accordance with an endorsed strategy. Submit for compliance assessment an interim public transport strategy that demonstrates: (i) public transport service to connect to an existing local network (ii) timeframes for bus services including peak times and other times for weekdays and times for services on weekends and public holidays and (iii) cost to deliver the bus services. (c) The cost of the subsidy may be offset against the relevant municipal charge as set out in the IFF for an endorsed strategy.	To commence prior to occupation of the 200 th residential lot on the site.	NA						
Infrastructure master plans									
14.	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. Table 1: Serviced land requirements for State government facilities <table><tr><th>Facility or service</th><th>Number of facilities</th><th>Site/facility area</th></tr><tr><td>State primary school</td><td>1</td><td>6.5 ha</td></tr></table>	Facility or service	Number of facilities	Site/facility area	State primary school	1	6.5 ha	a) Prior to the approval of the 1 st subsequent application for the site	ULDA
Facility or service	Number of facilities	Site/facility area							
State primary school	1	6.5 ha							

No.	Condition	Timing	Nominated assessing authority						
	Table 2: Serviced land requirements for local government community facilities <table><tr><th>Facility or service</th><th>Number of facilities</th><th>Site/facility area</th></tr><tr><td>Local Community Facility</td><td>1</td><td>0.12ha</td></tr></table> Advisory note: 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.	Facility or service	Number of facilities	Site/facility area	Local Community Facility	1	0.12ha		
Facility or service	Number of facilities	Site/facility area							
Local Community Facility	1	0.12ha							
15.	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.	a) Prior to the approval of the 1st subsequent application for the site	ULDA						

No.	Condition	Timing	Nominated assessing authority
16.	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) be consistent with the following support documents - Precinct 1 Movement Network Plan Dwg No.23301-ALL-P142 Version 2.3 dated 7th November 2012 prepared by Mortons Urban Solutions - Flinders External Infrastructure Movement Network Plan Dwg No. 23300-EXT-P29 dated 27th July 2012 prepared by Mortons Urban Solutions. - Precinct 1 - Infrastructure Master Plan prepared by Mortons Urban Solutions dated 22nd November 2012. (ii) demonstrate that the traffic network shall generally be in accordance with the ICOP or other plan approved by the authority that will ultimately be responsible for the asset (iii) Confirm the desired external road upgrade scenario to service the site (iv) include an indicative timetable for delivery of the major transport infrastructure items within and external to the site including the desired scenario that is proposed to be adopted. (v) Provide land owners consents from the relevant land owners where land dedication is required.	a) Prior to the approval of the 1st subsequent application for the site	ULDA

No.	Condition	Timing	Nominated assessing authority
17.	Sewer (a) Submit for compliance assessment an infrastructure master plan for sewer infrastructure. (b) In addition to the requirements set out in UDA condition 3 of this Approval, this infrastructure master plan for the sewer infrastructure must: (i) Be generally consistent with the following support documents: - Precinct 1 Infrastructure Sewer Network Plan (Interim) Dwg No. 23301-ALL-P162 Version 1.1 Dated 21.08.2012 prepared by Mortons Urban Solutions; - Precinct 1 Infrastructure Sewer Network Plan (Ultimate) Dwg No. 23301-ALL-P154 Version 1.1 Dated 21.08.2012 prepared by Mortons Urban Solutions; - Precinct 1 - Infrastructure Master Plan (Ultimate) prepared by Mortons Urban Solutions dated 22.11.2012; or any strategy endorsed by the relevant service authority. (ii) Provide details to the ULDA for the proposed Temporary Wastewater Treatment Plant (iii) Provide details to the ULDA for either: - the effluent discharge strategy outside the Flagstone UDA area; or - the effluent discharge strategy within the Flagstone UDA. The effluent quality must be processed to an A+ standard in accordance with the 2005 EPA Queensland Water Recycling Guidelines.	a) Prior to the approval of the 1 st subsequent application for the site	ULDA
18.	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) be generally consistent with Precinct 1 - Infrastructure Master Plan prepared by Mortons Urban Solutions dated 22nd November 2012. (ii) include an external water reticulation strategy endorsed by the relevant service authority. (iii) demonstrate how the proposed infrastructure and other actions will contribute towards the achievement of an overarching site strategy for TWCM.	a) Prior to the approval of the 1 st subsequent application for the site	ULDA

No.	Condition	Timing	Nominated assessing authority
19.	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) reference a Flooding Report which includes an appropriate flood model to determine a flood assessment of the pre and post development scenario. Consideration must be given to Logan City Council's Temporary Local Planning Instrument No. 1 (Logan Interim Flood Response 2011) (ii) reference a Stormwater Management Report detailing measures to be implemented to ensure the integrity and values of waterways is maintained and enhanced by providing appropriate management of water quality and water quantity (iii) be generally consistent with the following support document; a. Conceptual Flood Assessment Report prepared by Gilbert and Sutherland Dated March 2011. (iv) address how creek stability is to be achieved generally in accordance with the 'Waterway Corridor Restorations Strategy' report prepared by Mortons-Urban Solutions dated 2nd November 2012. (v) address an assessment of the inter-relationship between existing groundwater conditions and proposed development design and (vi) address how the proposed infrastructure and other actions will contribute towards the achievement of an overarching site strategy for TWCM.	a) Prior to the approval of the 1 st subsequent application for the site	ULDA
20.	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) address the results of the Broad Geotechnical Assessment Report for Precinct 1 – Flinders Development by Morrison Pty Ltd, Job No. GE12/005 issued February 2012. (ii) generally comply with AS3798-2007-Guidelines on Earthworks for Commercial and Residential Developments (iii) address the implications of the dispersive soils generally in accordance with the 'Site Based Management Plan for Dispersive Soils' report prepared by Gilbert and Sutherland dated August 2012. prioritise erosion prevention measures over control measures and proposing overall procedures and strategies that would need to be implemented in the preparation of an Earthworks Management Plan.	a) Prior to the approval of the 1 st subsequent application for the site	ULDA

No.	Condition	Timing	Nominated assessing authority																													
21.	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 and Table 2 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> In particular, provide the greenspace infrastructure including land and embellishments as set out in Table 2 below, and in accordance with ULDA Guideline No. 12 – Park Planning & Design, unless a relevant infrastructure agreement/infrastructure master plan provides to the contrary. Table 2: Land and embellishments requirements for greenspace <table><tr><th>Park Type</th><th>Number of facilities –</th><th>Min. Area</th></tr><tr><td>Civic Park – District centre</td><td>1</td><td>0.4 ha</td></tr><tr><td>Civic Park- District plaza</td><td>1</td><td>n/a</td></tr><tr><td>District Recreation Park</td><td>2</td><td>5.0 ha</td></tr><tr><td>District Sports park</td><td>1</td><td>7.5 ha</td></tr><tr><td>Neighbourhood Recreation Park</td><td>10</td><td>0.5 ha</td></tr><tr><td>Undallah Creek / Woolaman Creek Buffer</td><td></td><td>Min 50m from top of bank (other than adjacent to the Public Utility (STP) where a min 30 m buffer applies</td></tr></table> (ii) detail how and when the community greenspace will be dedicated or transferred to the State or Logan City Council and (iii) include undertakings for monitoring and reporting on the achievement of the infrastructure master plan outcomes	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	Park Type	Number of facilities –	Min. Area	Civic Park – District centre	1	0.4 ha	Civic Park- District plaza	1	n/a	District Recreation Park	2	5.0 ha	District Sports park	1	7.5 ha	Neighbourhood Recreation Park	10	0.5 ha	Undallah Creek / Woolaman Creek Buffer		Min 50m from top of bank (other than adjacent to the Public Utility (STP) where a min 30 m buffer applies	a) Prior to the approval of the 1st subsequent application for the site	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																															
Park Type	Number of facilities –	Min. Area																														
Civic Park – District centre	1	0.4 ha																														
Civic Park- District plaza	1	n/a																														
District Recreation Park	2	5.0 ha																														
District Sports park	1	7.5 ha																														
Neighbourhood Recreation Park	10	0.5 ha																														
Undallah Creek / Woolaman Creek Buffer		Min 50m from top of bank (other than adjacent to the Public Utility (STP) where a min 30 m buffer applies																														

No.	Condition	Timing	Nominated assessing authority
Overarching site strategies			
22.	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. <i>Advisory note: Offsets against the Implementation charge may be applicable for the costs of implementing this overarching site strategy where clear innovations initiatives are implemented</i>	a) Prior to the approval of the 1st subsequent application for the site	ULDA
23.	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 management strategies for threatened fauna species including the identification of habitat values for the green thigh frog)Litoria brevipalmata) and propose offsets. (iii) identify management strategies for threatened flora species. (iv) Identify management strategies for managing fauna during construction and operational phases of the development. (v) detail how and when koala habitat obligations for the Greater Flagstone UDA as detailed in ULDA guideline no.17 Remnant Vegetation and koala habitat obligation in Greater Flagstone will be delivered. (vi) identify strategies for the protection of remnant endangered vegetation containing endangered regional ecosystems where proven by ground truthing to be viable (vii) identify management plans to be provided to address the clearing of non-viable remnant vegetation containing endangered regional ecosystems	a) Prior to the approval of the 1st subsequent application for the site	ULDA

No.	Condition	Timing	Nominated assessing authority
	(viii) identify rehabilitation strategies for any corridors of native vegetation to improve habitat extent and wildlife movement (ix) identify any buffering to areas of environmental significance and which have associated conservation, biodiversity, habitat or scenic amenity values (x) identify strategies to prevent land degradation (xi) identify strategies to rehabilitate major drainage lines (xii) identify strategies for bushfire management (xiii) identify strategies for pest and weed management and (xiv) 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 (or as otherwise agreed with the ULDA) 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.		
24.	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 (or otherwise agreed with the ULDA) 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.	a) Prior to the approval of the 1 st subsequent application for the site	ULDA

No.	Condition	Timing	Nominated assessing authority
25.	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 (or as otherwise agreed with the ULDA) 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.	a) Prior to the approval of the 1st subsequent application for the site	ULDA

No.	Condition	Timing	Nominated assessing authority
26.	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 (or as otherwise agreed with the ULDA) 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: The affordable housing provisions of the strategy should include: • 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).	a) Prior to the approval of the 1 st subsequent application for the site	ULDA
27.	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: Offsets against the Implementation charge may be applicable for the costs of implementing this overarching site strategy.	a) Prior to the approval of the 1 st subsequent application for the site	ULDA

No.	Condition	Timing	Nominated assessing authority
28.	UXO Management of UXO on the site is to be undertaken generally in accordance with the Unexploded Ordinance Management Plan prepared by Boz Technical Services dated 29 November 2011. In accordance with that report, the following areas are to be subject to focussed UXO search – NH3 (N&S). H1, H2, NH2, NH4, NH7, NHC & NH8. Further reporting submitted for these areas is to include certification that an area has a very low likelihood of UXO or provide evidence to the contrary. Findings are to be reported through a revised risk assessment and Management Report containing further recommendations.	Prior to the approval of the 1 st subsequent application for each respective stage identified within this condition	ULDA
29.	Bushfire A detailed Bushfire Management Plan is to be developed for each stage of the development generally as outlined within the report - Bushfire Management Strategies prepared by L Hawkes dated February , 2012	Prior to the approval of the 1 st subsequent application for the site	ULDA
30.	Contaminated Land a) Land subject to contamination (eg land that has been used for 1 or more notifiable activities) is to be investigated and remediated in accordance with the DEHP <i>Draft Guidelines for the Assessment and Management of Contaminated Land in Queensland</i>; b) Submit to the ULDA a Suitability Statement obtained from DEHP removing the site from the Environmental Management Register..	Prior to the endorsement of the 1 st subsequent application for that part of the site containing a notifiable activity.	ULDA

Approved Uses Table

'FLINDERS' – Precinct 1 - TABLE OF APPROVED USES (dated 18th December 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.

Overall Notes

- "Approved uses" are listed in the table below for those sites where the particular use is nominated on an approved Plan of Development (that complies with Practice Note 10 and includes reference to ULDA Guidelines where relevant) as part of a subsequent RoL Approval.
- Uses not listed as "Approved uses" require a separate MCU application with detailed design documentation, after, or in conjunction with an RoL application/ approval.

Density

- "Net residential density" includes residential lots, local parks and internal local roads (as per Development Scheme definition)
- "Site density" relates to an individual development parcel that has resulted from earlier subdivision which dedicated any required public roads and parks

Natural (T1)	Rural (T2) ie. Hamlet 1, Hamlet 2	Sub-urban (T3) ie. NH 1 Sth (50%), NH2 (75%), NH3 (Sth A & B), NH4 (20%), NH5A (15%), NH5B (100%), NH7 (50%), NH8 (100%), NH9A (20%), NH9B (25%), H10A,C&D (100%), NH10B (100%)	Urban (T4) ie. NH 1 Sth (50%), NH11 Nth (100%), NH2 (25%), NH4 (80%), NH5A (85%), NH6A (100%), NH6B (100%), NH7 (50%), NH9A (80%), NH9B (75%)	Urban General (T5) ie. Neighbourhood Activity Centre	Town Centre (T6) (District Centre) ie. Town Centre (A-D)	Community Use Area	Open Space ie. NA1, NA2, NA3, P1-20
Development Parameters <i>Development Parameters should be read in conjunction with the Flinders Land Use Plan – Transect (Sheet 2). (Dwg 23301-ALL-P137, Version 4.0 dated 17.12.2012)</i> <i>The scale and intensity of uses is generally reflective of the Transect Plan.</i>							
	A maximum net residential density of: – 10 dw/ha*	A minimum net residential density of: – 15 dw/ha* (unless it can be demonstrated this density cannot be achieved due to site constraints.)	A minimum net residential density of: – 15 dw/ha* (unless it can be demonstrated this density cannot be achieved due to site constraints.)	A minimum net residential density of: – 20 dw/ha* (unless it can be demonstrated this density cannot be achieved due to site constraints.)	A minimum net residential density of: – 25 dw/ha* (unless it can be demonstrated this density cannot be achieved due to site constraints.)		

				A maximum GFA of: - 4,000m ² (retail/entertainment) - 1,425m ² (tavern) - 1,000m ² (commercial) - 1,800m ² (community services).	A maximum GFA of: - 11,000m ² (retail/entertainment) - 5,000m ² (commercial) - 8,000m ² (community services)		
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** Measured across the whole of the neighbourhood (excluding major Open Space and major Roads), which may involve more than one plan of development.*

<i>Approved Uses (Permanent) – Urban Living Zone</i> <i>(where consistent with an approved Plan of Development that supports the development parameters above)</i> <i>Approved Uses should be read in conjunction with the Flinders Land Use Plan (Sheet 1) (Dwg 23301-ALL-P137, Version 4.0 dated 17.12.2012)</i>							
Residential Uses:							
Natural Areas	Hamlets	Suburban Neighbourhood	Urban Neighbourhood	Neighbourhood Centre	District Centre	Community Use Area	Open Space
		House where: - the lot is 400m ² or less; or - the frontage is 12.5m or less.	House where: - the lot is 400m ² or less; or - the frontage is 12.5m or less.	House where: - the lot is 400m ² or less; or - the frontage is 12.5m or less; and - not within a site designated retail or commercial on an approved Plan of Development.	House where: - the lot is 400m ² or less; or - the frontage is 12.5m or less; and - not within a site designated retail or commercial on an approved Plan of Development.	House where: - Co-located with a Community Facility to assist as a Caretaker's Residence or 'Artist in Residence'.	
		Multiple Residential where: - involving a site density not exceeding 1 dwelling per 150m ² - Involving no more	Multiple Residential where: - involving a site density of no less than 1 dwelling per 250m ² .	Multiple Residential where: involving a site density of no less than 1 dwelling per 250m ² .	Multiple Residential where: - involving a site density of no less than 1 dwelling per 100m ² .		

		than 5 dwellings.					
			Other Residential where: - involving a site density of no less than 1 dwelling per 250m ² - within 400m walking distance of a public transport stop.	Other Residential where: - involving a site density of no less than 1 dwelling per 250 m ² - within 400m walking distance of a public transport stop.	Other Residential where: - involving a site density of no less than 1 dwelling per 100m ² - within 400m walking distance of a public transport stop.		
				Short Term Accommodation	Short Term Accommodation		

Commercial Uses:							
Natural Areas	Hamlets	Suburban Neighbourhood	Urban Neighbourhood	Neighbourhood Activity Centre	District Centre	Community Use Area	Open Space
		-	-	Business where: - located within a retail or commercial area as nominated on an approved Plan of Development	Business where: - located within a retail or commercial area as nominated on an approved Plan of Development		
				Car Park	Car Park		
				Health Care Services where: - located within a retail or commercial area as nominated on an approved Plan of Development	Health Care Services where: - located within a retail or commercial area as nominated on an approved Plan of Development		

		Sales Office	Sales Office	Sales Office	Sales Office		
Retail Uses:							
Natural Areas	Hamlets	Suburban Neighbourhood	Urban Neighbourhood	Neighbourhood Activity Centre	District Centre	Community Use Area	Open Space
				Food premises	Food premises		
					Fast Food premises where: - located within a retail or commercial area as nominated on an approved Plan of Development		
					Garden Centre		
				Market	Market	Market where: - No greater than 500m ²	
					Service Station where: - located within a retail or commercial area as nominated on an approved Plan of Development and - not adjoining a residential or sensitive land use as defined in the UDA development scheme.		
		Shop where: - up to a maximum aggregate of 250m ² at a single location; and - positioned within 100m of a neighbourhood recreation park.	Shop where: - up to a maximum aggregate of 250m ² at a single location; and - positioned within 100m of a neighbourhood recreation park.	Shop where: - located within a retail or commercial area as nominated on an approved Plan of Development	Shop where: - located within a retail or commercial area as nominated on an approved Plan of Development	Shop where: - within the Community Use Area and - up to a maximum aggregate of 250m ² over the entire Community Use site	

				Shopping Centre where: - located within a retail or commercial area as nominated on an approved Plan of Development	Shopping Centre where: - located within a retail or commercial area as nominated on an approved Plan of Development		
					Showroom where: - located within a retail or commercial area as nominated on an approved Plan of Development		
Service, Community & Other Uses:							
Natural Areas	Hamlets	Suburban Neighbourhood	Urban Neighbourhood	Neighbourhood Activity Centre	District Centre	Community Use Area	Open Space
				Child Care Centre where: - within 200m of a retail and commercial centre and - located on a sub-arterial or major collector road OR - where within the retail and commercial centre, but not exceeding 60% of the site area of the centre.	Child Care Centre		
		Community Facility (including Neighbourhood Meeting Houses / Meeting Rooms) , where: - In close proximity to Neighbourhood Recreation Parks.	Community Facility (including Neighbourhood Meeting Houses / Meeting Rooms) , where: - In close proximity to Neighbourhood Recreation Parks.	Community Facility (including Neighbourhood Meeting Houses / Meeting Rooms)	Community Facility (including Neighbourhood Meeting Houses / Meeting Rooms)	Community Facility (including Neighbourhood Meeting Houses / Meeting Rooms / 'Men's Shed) including ancillary uses such as food premises, garden centre and community gardens , where identified on an approved Plan of Development	

				Educational Establishment	Educational Establishment	Educational Establishment where: - small scale in nature and ancillary to the agricultural use (ie. Interpretive Centre, Sustainability Centre)	
Emergency Services where: - for a Rural Fire Brigade Service.	Emergency Services where: - for a Rural Fire Brigade Service.	Emergency Services	Emergency Services	Emergency Services	Emergency Services		
				Place of Assembly where: - no greater than 500m ² GFA.	Place of Assembly where: - no greater than 500m ² GFA.		
				Utility Installation where: - Integrated within a building; and - Not located adjoining a residential or sensitive land use as defined in the UDA Development Scheme.	Utility Installation where: - Integrated within a building; and - Not located adjoining a residential or sensitive land use as defined in the UDA Development Scheme.		
Sport , Recreation & Entertainment Uses:							
Natural Areas	Hamlets	Suburban Neighbourhood	Urban Neighbourhood	Neighbourhood Activity Centre	District Centre	Community Use Area	Open Space
				Indoor Entertainment (excluding 'Adult Entertainment') and only where: - located within a retail or commercial area as nominated on an approved Plan of Development	Indoor Entertainment and only where: located within a retail or commercial area as nominated on an approved Plan of Development		
				Indoor Sport and Recreation (excluding premises for large scale functions i.e. conventions and	Indoor Sport and Recreation and only where: located within a retail or commercial area as		

				leisure centre) and only where: - located within a retail or commercial area as nominated on an approved Plan of Development	nominated on an approved Plan of Development		
				Outdoor Sport and Recreation where a public swimming pool	Outdoor Sport and Recreation where a public swimming pool		Outdoor Sport and Recreation (excluding golf course and driving range) and only where: - in the District Sports Park

Approved Uses (Interim Uses) not requiring a Plan of Development and within the Urban Living Zone These uses are to cease upon the approval of a RoL over the relevant part of the land, unless a MCU Approval exists for the use.	
Agriculture where: - of a small scale intensity	
Animal Keeping and Husbandry where: - of a small scale intensity - the use excludes the boarding of cats, dogs, or any other domestic animal.	

STANDARD ADVICE

Please note that in order to lawfully undertake development, it may be necessary to obtain approvals other than this UDA development approval, some specific advices are outlined below. Other advices may include other approvals under the *Urban Land Development Authority Act 2007* as well as the *Sustainable Planning Act 2009* (e.g. for building work), the *Plumbing and Drainage Act 2002* and the *Commonwealth Environmental Protection and Biodiversity Conservation Act 1999*. Carrying out development may also be subject to 'duty of care' legislation such as the *Aboriginal Cultural Heritage Act 2003*. For advice on other approvals that may be necessary in relation to your proposal, please seek professional advice.

Please note: The above information has been provided to the applicant as an advice only, and does not form part of the development approval conditions. This advice has been provided to the applicant to inform them of other obligations they may have to comply with (under state legislation or local laws) prior to their activity commencing.

OTHER ADVICE

Special Infrastructure Levy (or similar rate or charge)

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.

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.

SUPPORTING DOCUMENTS

Supporting documents			
To remove any doubt, the following documents are not approved documents for the purposes of this MCU, but rather are supporting documents.			
Supporting plans, reports and specifications		Number (if applicable)	Date (if applicable)
I.	Flinders Grove Master Plan Report Prepared by Roberts Day		December 2011
II.	Ecological Assessment Prepared by James Warren & Associates Pty Ltd,		December 2011
III.	Threatened Species Management Plan Prepared by James Warren and Associates Pty Ltd		Dec 2011
IV.	Conceptual Flood Assessment Prepared by Gilbert & Sutherland		March 2011
V.	Bushfire Management Strategies (Precinct 1) Prepared by the Consultancy Bureau		February 2012
VI.	Broad Geotechnical Assessment Prepared by Morrison Geotechnic		February 2012
VII.	Cultural Heritage Assessment – Undullah		December 2011

	Prepared by Converge		
VIII.	Unexploded Ordinance (UXO) Management Plan Prepared by BOZ Technical Services		29th November 2011
IX.	Waterway Corridor Restoration Strategy		2 nd November 2012
X.	Site Based Management Plan for Dispersive Soils		August , 2012
XI.	Precinct 1 Movement Network Plan	Dwg No.23301-ALL-P142 Version 2.3	7 th November 2012
XII.	Flinders External Infrastructure Movement Network Plan	Dwg No. 23300-EXT-P29	27 th July 2012
XIII.	Precinct 1 Infrastructure Sewer Network Plan (Interim)	Dwg No. 23301-ALL-P162	21.August 2012
XIV.	Precinct 1 Infrastructure Sewer Network Plan (Ultimate)	Dwg No. 23301-ALL-P154 Version 1.1	21.August.2012
XV.	Precinct 1 - Infrastructure Master Plan (Ultimate)		22.November 2012
XVI.	Precinct 1 - Infrastructure Master Plan		22 nd November 2012