

UDA Decision Notice - Approval

Site information		
Name of urban development area (UDA)	Greater Flagstone	
Site address	Pub Lane, Greenbank	
Lot on plan description	Lot number	Lot description
	Lot 9968	SP 163061
UDA development application details		
ULDA reference number	DEV2012/284	
Lodgement date	15 May 2012	
Type of application	☒ New development involving:- ☒ Material change of use ☒ Development permit ☒ Reconfiguring a lot ☒ Development permit	
UDA development approval details		
Description of proposal applied for	Material change of use for houses, multiple residential (duplexes), and utility installation (ERA 63(3)) and Reconfiguration of a lot (1 into 1001 lots) with an accompanying Plan of Development.	
Decision of the ULDA	The ULDA has decided to grant approval applied for, subject to UDA development conditions forming part of this decision notice. The extent of the approval is for: - UDA development permit for Reconfiguring a lot (1 lot into 1001 lots) and generally in accordance with: - Plan of Subdivision Precincts 1-4 Allotment Layout, Number 6493-205 to 6493-208, Revision C dated 10 January 2013 - Plan of Development, Precincts 1-4 Allotment Layout, Number 6493-209 to 6493-212, Revision C dated 10 January 2013 (as amended in red) - UDA development permit for Material change of use for houses, multiple residential (duplexes) and utility installation (ERA 63(3)).	
Decision date	29 January 2013	
Currency period	10 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)
Plan of Subdivision Precinct 1 Allotment layout prepared by RPS	6493-205, Revision C	10 January 2013
Plan of Subdivision Precinct 2 Allotment layout prepared by RPS	6493-206, Revision C	10 January 2013
Plan of Subdivision Precinct 3 Allotment layout prepared by RPS	6493-207, Revision C	10 January 2013
Plan of Subdivision Precinct 4 Allotment layout prepared by RPS	6493-208, Revision C	10 January 2013
Plan of Development Precinct 1 Allotment layout prepared by RPS (as amended in red)	6493-209 Revision C	10 January 2013
Plan of Development Precinct 2 Allotment layout prepared by RPS (as amended in red)	6493-210 Revision C	10 January 2013
Plan of Development Precinct 3 Allotment layout prepared by RPS (as amended in red)	6493-211 Revision C	10 January 2013
Plan of Development Precinct 4 Allotment layout prepared by RPS (as amended in red)	6493-212 Revision C	10 January 2013
Area North of Pub Lane Report– Proposed Concept for Water Supply prepared by BMD Consulting	CB0951 Rev C	06/07/12
Flagstone UDA Sewerage Servicing Strategy Version 1, Short to Medium Term Option FN2 prepared by Cardno	7217-43 Version 1	11/10/12
Letter of Advice (Traffic Engineering Report) prepared by TTM	11BRT0065	10/05/12
Addendum and amendment to Traffic Engineering Report prepared by TTM	11BRT0065	05/07/12
Pub Lane Intersection Layout Plan (As Amended in Red) prepared by BMD Consulting	CB-0951-CR001 Rev A	15/05/12
Teviot Village – Stormwater Management Plan prepared by Hydrology and Water Management Consulting	J00110R1V2	05/07/12
Landscape Concept – Streetscape Plan prepared by Saunders Havill Group	4817 L 023 Rev A	06/07/12
Teviot Village Urban Development Area Infrastructure Overlay Plan prepared by RPS	6493_214C	August 2012
Teviot Downs Estate Lavelle Lagoon Precinct – Sportsfield Master plan prepared by Saunders Havill Group	532903, Issue D	December 2012
Bushfire Risk Hazard Analysis Report prepared by Development Ecology Pty Ltd		11 May 2012
Noise Impact Assessment Report prepared by Renzo Tonin Ron Rumble	Q8999-02F01 (Rev 1)	19/12/12

Preamble

1. Relationship with the development scheme and other approvals

In relation to this Approval:

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

2. Definitions

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

- (a) terms defined in the ULDA Act which are not defined in this Approval are taken to have the same meaning as in the ULDA Act.
- (b) a reference to a law, document or instrument is a reference to that law, document or instrument as amended from time to time.
- (c) a reference to an Approval is a reference to this decision notice, including the conditions of Approval.
- (d) a reference to compliance assessment of a document or instrument is a reference to compliance assessment of that document or instrument by a nominated assessing authority under condition 5 of this Approval.
- (e) a reference to the development scheme is a reference to the Greater Flagstone Urban Development Area Development Scheme October 2011 in force at the time of this Approval.
- (f) a reference to the State is a reference to the State of Queensland.
- (g) a reference to DTMR is a reference to the State of Queensland acting through the government department administering the *Transport Infrastructure Act 1994* (Qld) from time to time (at the date of this Approval, the Department of Transport and Main Roads).
- (h) a reference to the IFF is a reference to the Infrastructure Funding Framework (October 2012).
- (i) a reference to the IFFCOA is a reference to the Infrastructure Funding Framework, Crediting and Offset Arrangements (September 2012).
- (j) a reference to the ICOP is a reference to the Infrastructure Charging and Offset Plan Greater Flagstone Urban Development Area (September 2012).
- (k) a reference to an Infrastructure Contribution is a reference to works or serviced land contributed by a developer in lieu of payment of the infrastructure charge (as defined in the IFFCOA).
- (l) a reference to an infrastructure agreement is a reference to an infrastructure agreement to which Part 6A of the *Urban Land Development Authority Act 2007* applies.
- (m) a reference to an overarching site strategy is a reference to a strategy for an aspect of the development of the site which is required to be endorsed under this Approval.
- (n) a reference to a Plan of Development is taken to have the same meaning as in the Greater Flagstone Urban Development Area Development Scheme.
- (o) a reference to public notification is a reference to the requirements as set out in s.54 of the *Urban Land Development Authority Act 2007* and s.4 of the *Urban Land Development Authority Regulation 2008*.
- (p) a reference to the site is a reference to the land the subject of this Approval.
- (q) a reference to the ULDA is a reference to the Urban Land Development Authority.
- (r) a reference to the ULDA Act is a reference to the *Urban Land Development Authority Act 2007* (Qld).
- (s) a reference to the applicable ULDA guidelines is a reference to the ULDA guidelines as set out below and in effect at the time of the time of compliance assessment¹

¹ The ULDA guidelines do not derogate from applicable Commonwealth and Queensland legislation which may apply to the site
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- ULDA Guideline 1 – Residential 30 - dated March 2010
- ULDA Guideline 2 – Accessible Housing – dated November 2011
- ULDA Guideline 5 – Neighbourhood Planning and Design – dated November 2011
- ULDA Guideline 6 – Street and Movement Network – dated April 2012
- ULDA Guideline 7 – Low rise buildings – dated February 2012
- ULDA Guideline 11 – Community Facilities – dated July 2012
- ULDA Guideline 12 – Park planning and design – dated November 2011
- ULDA Guideline 13 – Engineering standards – dated November 2011
- ULDA Guideline 14 – Environmental values and sustainable resource use – dated June 2012
- ULDA Guideline 15 – Protection from flood and storm tide inundation – dated November 2011
- ULDA Guideline 16 – Housing – dated July 2012
- ULDA Guideline 17 – Remnant vegetation and koala habitat obligations in Greater Flagstone and Yarrabilba UDAs dated July 2012
- ULDA Guideline 18 – Development interfaces – dated November 2011

(t) if the ULDA is the nominated assessing authority for the Approval, this means:-

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

UDA development conditions

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

No.	Condition	Timing	Nominated assessing authority
MATERIAL CHANGE OF USE CONDITIONS			
1.	General The approval is a development permit for material change of use for the following uses: - Houses - Multiple Residential (duplexes) - Utility installation (ERA 63(3))	N/A	NA
2.	Carrying out the development Carry out and complete the development generally in accordance with: - the approved Plans of Development (PoD) Precincts 1-4 Allotment layout prepared by RPS, Numbers 6493-209 to 6493-2012 Revision C, dated 10 January 2013 (as amended in red) - conditions contained in this Approval - all UDA permits - all endorsed overarching site strategies	Prior to commencement of use on that part of the site	NA
3.	Restriction on commencing uses Development for uses under this Approval may not commence on any part of the site until all overarching site strategies required by the conditions of this Approval have been endorsed by the Nominated Assessing Authority.	Prior to commencement of use on that part of the site	NA
4.	Complete all Operational Works Complete all operational work associated with this development approval, including work required by any of the following conditions. Such operational work is to be carried out generally in accordance with the approved plans.	Prior to commencement of use on that part of the site	NA
RECONFIGURING A LOT CONDITIONS			
General			
5.	Carrying out the development Carry out and complete the development generally in accordance with the approved plans and documents.	Prior to survey plan endorsement for each stage	NA
6.	Complete all Operational Works Complete all operational work associated with this development approval, including work required by any of the following conditions. Such operational work is to be carried out generally in accordance with the approved plans.	Prior to survey plan endorsement for each stage	NA

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.	Within 5 years of the date of this Approval.	NA
8.	Certification Agreement In relation to all operational works undertaken on the site, comply with all requirements and fulfil all responsibilities outlined in the ULDA Self Certification Procedure Manual. <i>Note: Under the ULDA Self Certification Procedure Manual, no work is to commence until the applicable certification documents submitted by the Project Coordinator are acknowledged in writing by the ULDA.</i>	Prior to commencement of site works for each stage	ULDA
9.	Overarching site strategies (a) A UDA condition of this Approval may require an overarching site strategy to be submitted for compliance assessment. (b) Each overarching site strategy must: (i) be for the whole of the site (ii) offer demonstration projects and other initiatives to respond to the requirements and standards, implementation strategies, stretch targets and goals outlined in the development scheme in force at the date of this Approval and the ULDA guideline(s) in effect at the 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.	As required by relevant conditions.	ULDA

No.	Condition	Timing	Nominated assessing authority
10.	Compliance assessment (a) Where a condition of this Approval requires compliance assessment, compliance assessment is required in accordance with the timing set out in these conditions. (b) Compliance assessment must be repeated where a new overarching site strategy to that already endorsed, is sought. (c) Before compliance assessment will commence, payment for the fee must accompany any request for compliance assessment. The fee is set out in the ULDA's development assessment fee schedule in force at the date the request is lodged. (d) The process and timeframes that apply to compliance assessment are: (i) the applicant submits plans and supporting information as required for compliance assessment (ii) within 20 business days – the nominated assessing authority assesses the plans and supporting information and:- a. if satisfied with the information as submitted - endorses the information and the condition of approval (or element of the condition) is determined to have been met or b. if not satisfied with the information as submitted – notifies the applicant accordingly (e) If the applicant is notified under (d)(ii)b. above: (i) the information and plans addressing the concerns are to be resubmitted (ii) within a further 15 business days – the nominated assessing authority assesses the re-submitted plans and supporting information and:- a. if satisfied with the re-submitted information lodged - endorses the plans and supporting information and the condition of approval (or element of the condition) is determined to have been met or b. if not satisfied with the information as submitted – notifies the applicant accordingly. (f) If the applicant is notified under (e) (ii) b above, within 10 business days - the nominated assessing authority and applicant will repeat steps (e) (i) and (ii). If either party is not satisfied by the outcome of this process, that party can elect to enter into a mediation process with an independent mediator agreed to by both parties or if there is no agreement, nominated by the President for the time being of the Queensland Law Society Inc. (g) When the nominated assessing authority and applicant are both satisfied with the re-submitted information lodged - the nominated assessing authority endorses the relevant instrument of document and the condition of the Approval (or element of the condition) is determined to have been met.	NA	ULDA
11.	Early Provision of public transport (bus) (a) Unless a relevant infrastructure agreement provides to the contrary, subsidise an interim (for five years or until the fare box income exceeds 30% of running costs, whichever is sooner) public transport (bus) service in accordance with an endorsed strategy. (b) Submit for compliance assessment an interim public transport strategy that demonstrates: (i) public transport services that connect to an existing local network (ii) timeframes for bus services including peak times and all other times and	To commence prior to occupation of the 200th residential lot on the site.	ULDA

No.	Condition	Timing	Nominated assessing authority
	(iii) cost to deliver the bus services. <i>Advisory Note: With the agreement of the ULDA, the cost of the subsidy may be offset against the relevant municipal charge as set out in the Infrastructure Funding Framework.</i>		
12.	Construction Management Plan a) Submit to the ULDA a Site Based Construction Management Plan that includes but is not limited to: - provision for the management of traffic around and through the site during and outside of construction work hours - provision for parking and materials delivery during and outside of construction hours of work - management of dust generated from the site during and outside construction work hours - management of sedimentation and erosion which complies with management of groundwater and surface water collection, treatment and disposal in accordance with Logan City Council's standards - management of contaminated soils (if required), including removal, treatment and replacement in accordance with site remediation plans prepared and approved specifically for this site. The construction management plan shall be prepared in consultation with the professionals responsible for individual site related management plans to ensure that all aspects of the construction and environmental management are included. The construction management plan shall be reviewed and approved by the principal consultant overseeing and certifying the construction works. b) All work shall be undertaken in accordance with the construction management plan which must be current and available on site at all times during the construction period.	a) Prior to commencement of site works b) During site works and prior to survey plan endorsement	
13.	Easements over infrastructure Public utility easements must be provided at no cost to the grantee over infrastructure located in private land that becomes contributed assets. The terms of the easements must be to the satisfaction of the Chief Executive Officer of the authority which ultimately is to takeover and maintain the contributed assets.	Prior to survey plan endorsement for the relevant stage	
14.	Land Dedications Any land dedicated for public use to <i>Logan City Council</i> must be free of contaminants and not registered on either the Environmental Management Register or Contaminated Land Register.	Prior to dedication of land.	
15.	Survey Marks An adequate number of permanent survey marks must be installed to ensure clear definition of the development. Submit a certificate signed by a licensed surveyor, stating that after the completion of all works associated with the development, permanent survey marks are in their correct position in accordance with the approved plan of subdivision.	Prior to survey plan endorsement for each stage	
16.	Pre-Construction Certification No work shall commence until the ULDA acknowledges in writing receipt of certification package(s) from the Project Coordinator in accordance with ULDA Certification Procedures Manual.	Prior to commencement of site works for each stage	

No.	Condition	Timing	Nominated assessing authority
17.	Post-Construction Certification Submit Post-Construction (Practical Completion) Certification, approved forms and “as Constructed” plans including an asset register, certified by a Registered Professional Engineer Queensland (RPEQ), that the plans are a true record of the works “as constructed” are in accordance with the approved plans.	At survey plan endorsement for each stage	
Infrastructure charges and other financial obligations			
18.	Municipal charge (a) Unless a relevant infrastructure agreement provides to the contrary, pay to the ULDA the municipal charge as set out in the Infrastructure Funding Framework (Oct 2012) (IFF). The charge will be calculated in accordance with the IFF (Oct 2012) and indexed to the date of payment. (b) The Municipal infrastructure is that set out in the Infrastructure Charges Offset Plan (ICOP) for the Greater Flagstone UDA and may include some elements of those set out in conditions 11, 24, 25, 26, 27, 28, 34, 36, 38, 39, 41 and 44 of this Approval. (c) Infrastructure Contributions carried out under item (b) may be offset against the municipal charge in (a) in accordance with the Infrastructure Funding Framework crediting and offsets arrangement and ICOP for the Greater Flagstone UDA.	As required by the IFF	NA
19.	State Charge (a) Unless a relevant infrastructure agreement provides to the contrary, pay to the ULDA the state charge as set out in the Infrastructure Funding Framework (Oct 2012) (IFF). The charge will be calculated in accordance with the IFF (Oct 2012) and indexed to the date of payment.	As required by the IFF	NA
20.	Sub-regional charge (a) Unless a relevant infrastructure agreement provides to the contrary, pay to the ULDA the sub-regional infrastructure charge as set out in the IFF. The charge will be calculated in accordance with the IFF and indexed to the date of payment. (b) The Sub-regional infrastructure is that set out in the Infrastructure Charges Offset Plan (ICOP) for the Greater Flagstone UDA and may include some elements of those set out in condition 35 of this Approval. (c) Infrastructure Contributions carried out under item (b) may be offset against the sub-regional charge in (a) in accordance with the Infrastructure Funding Framework crediting and offsets arrangement and ICOP for the Greater Flagstone UDA.	As required by the IFF	NA
21.	Implementation charge (a) Unless a relevant infrastructure agreement provides to the contrary, pay to the ULDA the implementation charge as set out in the IFF. The charge will be calculated in accordance with the IFF and indexed to the date of payment. (b) The Implementation works are those set out in the ICOP including those set out in conditions 52, 53 and 55 of this Approval. (c) Infrastructure Contributions carried out under item (b) may be offset against the implementation charge in (a) in accordance with the Infrastructure Funding Framework Crediting and Offset Arrangements (IFFCOA) and ICOP.	As required by the IFF	NA

No.	Condition	Timing	Nominated assessing authority
22.	Catalyst infrastructure (a) Unless a relevant infrastructure agreement provides to the contrary, where catalyst infrastructure is provided to the UDA, pay to the ULDA the cost of the catalyst infrastructure and the financing costs in accordance with the ICOP. The charge will be calculated in accordance with the IFF and indexed to the date of payment. (b) These payments may be offset against the municipal charge as set out in the IFF. Advisory note: Catalyst infrastructure is being provided for the benefit of the UDA and to facilitate the efficient delivery of serviced land. This infrastructure is being funded by a loan from the State. Until this loan and the associated finance costs are repaid, payments will be required to cover the financing costs and repayment of the catalyst infrastructure loan. The requirements for the repayments are provided in the ICOP and the Catalyst Infrastructure Charge amount is provided in the IFF.	As required by the ICOP and IFF	NA
23.	Koala habitat obligations Pay to the ULDA \$150 for each dwelling approved to contribute towards koala management in the region in accordance with ULDA Guideline No17 <i>Remnant vegetation and koala habitat obligations in Greater Flagstone and Yarrabilba UDAs</i>. Advisory note: For subsequent operational works application for vegetation clearing, submit to the ULDA for endorsement, documentation that shows the detailed extent of proposed clearing and associated monetary contribution or compensatory planting as set out in ULDA Guideline 17: <i>Remnant Vegetation and Koala Habitat Obligations in Greater Flagstone and Yarrabilba UDAs</i> dated July 2012. To ensure development contributes towards the achievement of a net increase in bushland koala habitat in the region the following monetary figures apply: a) For land mapped as having high, medium or low values bushland habitat proposed to be cleared - \$15,000 for each hectare cleared b) For land mapped as having high to medium value suitable for rehabilitation habitat types - \$5000 for each hectare cleared or \$920 per non-juvenile koala habitat tree cleared.	Prior to survey plan endorsement for each stage	ULDA
Engineering			
24.	Water and Wastewater Services a) Water supply modelling and planning reports must be submitted to Logan Water for review and approval; b) Detailed design drawings and calculations are to be provided to <i>Logan Water</i> for review and in the case of external trunk mains required by this development approval, endorsement in writing must be provided from <i>Logan Water</i> that the proposed trunk works are designed generally in accordance with <i>Logan Water</i> adopted standards. c) Provide written authority permitting <i>Logan Water</i> officers to enter the land at all reasonable times in order to carry out inspections in relation to this condition. d) The applicant is responsible for the full cost of any alteration necessary to water and/or wastewater mains or easements resulting from the development	Prior to commencement of site works for Stage 1 Prior to commencement of site works for the relevant stage Prior to commencement of site works As indicated	Logan Water

No.	Condition	Timing	Nominated assessing authority
25.	Water Supply Internal to the site a) Submit to the ULDA detailed engineering plans providing reticulated potable water supply to each lot within the development at no cost to <i>Logan Water</i> certified by a Registered Professional Engineer Queensland (RPEQ) in accordance with <i>Logan Water</i> adopted standards (as currently outlined in the Logan City Council planning scheme policies). b) Construct the works in accordance with the certified plans required in part a) of this condition and <i>Logan Water</i> adopted standards. c) Submit to the ULDA "As Constructed" plans including an asset register, in a format acceptable to <i>Logan Water</i> certified by a Registered Professional Engineer Queensland (RPEQ-Civil) and all pressure and disinfection test results as required by <i>Logan Water</i> adopted standards generally in accordance with parts a) and b) of this condition. Note: The nominated connection points for the development are to the existing water mains in Cunningham Drive and Sentinel Drive, unless otherwise approved by <i>Logan Water</i>.	a) Prior to commencement of works for each stage b) Prior to survey plan endorsement for each stage c) Prior to survey plan endorsement for each stage	ULDA
26.	Water Supply External Trunk Unless there is an infrastructure agreement in place to the contrary: Spring Mountain Reservoir to New Beith Road Water Main Augmentation a) Submit to the ULDA for endorsement detailed engineering plans certified by a Registered Professional Engineer Queensland (RPEQ) for the augmentation of the Spring Mountain Reservoir to New Beith Road trunk main as identified in the "Area North of Pub Lane – Proposed Concept for Water Supply" CB0951 Rev C dated 06/07/12 prepared by BMD Consulting in accordance with <i>Logan Water</i> adopted standards. b) Construct the augmentation works in accordance with the endorsed plans required in part a) and <i>Logan Water</i> adopted standards. c) Submit to the ULDA "As Constructed" plans including an asset register, in a format acceptable to <i>Logan Water</i> certified by a Registered Professional Engineer Queensland (RPEQ-Civil) and all pressure and disinfection test results as required by <i>Logan Water</i> adopted standards generally in accordance with parts a) and b) of this condition. Teviot Village Water Main Connection to New Beith Road d) Submit to the ULDA for endorsement detailed engineering plans certified by a Registered Professional Engineer Queensland (RPEQ) for the provision of the proposed new trunk water main connecting Teviot Village to New Beith Road trunk main as identified in the "Area North of Pub Lane – Proposed Concept for Water Supply" CB0951 Rev C dated 06/07/12 prepared by BMD Consulting in accordance with <i>Logan Water</i> adopted standards. e) Construct the augmentation works in accordance with the endorsed plans required in part d) and <i>Logan Water</i> adopted standards. f) Submit to the ULDA "As Constructed" plans including an asset register, in a format acceptable to <i>Logan Water</i> certified by a Registered Professional Engineer Queensland (RPEQ-Civil) and all pressure and disinfection test results as required by <i>Logan Water</i> adopted standards generally in accordance with parts d) and e) of this condition.	a) Prior to the commencement of relevant site works b) Prior to the survey plan endorsement of the 150th lot c) Prior to survey plan endorsement of the 150th lot d) Prior to the commencement of relevant works for Stage 13 e) Prior to the survey plan endorsement of Stage 13 f) Prior to survey plan endorsement of Stage 13	ULDA

No.	Condition	Timing	Nominated assessing authority
27.	Sewerage Internal to the site a) Submit to the ULDA detailed sewerage engineering plans to each lot within the development at no cost to Logan Water certified by a Registered Professional Engineer Queensland (RPEQ) in accordance with Logan Water adopted standards (as currently outlined in the Logan City Council planning scheme policies). b) Construct the works in accordance with the certified plans required in part a) of this condition and Logan Water adopted standards. c) Submit to the ULDA "As Constructed" plans including an asset register, in a format acceptable to Logan Water certified by a Registered Professional Engineer Queensland (RPEQ-Civil) and all test results as required by Logan Water adopted standards generally in accordance with parts a) and b) of this condition. d) Submit to Logan Water CCTV survey, including defect report and if necessary a restoration plan, of all new sewer mains within the development site, carried out in accordance with the WSA 05-2008 Conduit Inspection Reporting Code of Australia. The applicant must repair all damaged sewer mains in accordance with the approved engineering restoration plan and schedule at no cost to Logan Water.	a) Prior to commencement of works for each stage b) Prior to survey plan endorsement for each stage c) Prior to survey plan endorsement for each stage d) Prior to 'on-maintenance'	ULDA
28.	Sewerage Trunk - Sewage Pumping Station (ERA 63(3)) & Rising Main a) Submit to the Department of Environment & Heritage Protection (DEHP) as the nominated assessing authority for the proposed Sewage Pumping Station (SPS) all information in accordance with ERA 63(3), Sewage Pumping Stations Guideline, Environmental Protection Regulation 2008 required by the DEHP for assessment purposes certified by a Registered Professional Engineer Queensland (RPEQ). Unless there is an infrastructure agreement in place to the contrary, the following sub-conditions will apply: b) Submit to the ULDA for endorsement detailed engineering plans certified by a Registered Professional Engineer Queensland (RPEQ) of the proposed sewage pumping station and rising main and all associated works, connecting the development to Loganholme Waste Water Treatment Plant as identified in Greater Flagstone UDA Sewerage Servicing Strategy 7217-43 Version 1 Short to Medium Term Option FN2 dated 11/10/12 prepared by Cardno in accordance with the DEHP conditions and Logan Water adopted standards; c) Construct the works in accordance with the endorsed plans as required by part b) of this condition. d) Submit to the ULDA "As Constructed" plans including an asset register, in a format acceptable to Logan Water certified by a Registered Professional Engineer Queensland (RPEQ-Civil) and any test results as required by Logan Water adopted standards generally in accordance with this condition.	a) Prior to commencement of relevant site works b) Prior to commencement of relevant site works c) Prior to survey plan endorsement of the 150th lot d) Prior to survey plan endorsement of the 150th lot	DEHP ULDA ULDA ULDA

No.	Condition	Timing	Nominated assessing authority
29.	Water and Sewer Works Guarantees Where an interim sewerage and/or water solution is to be provided (ie until a connection to the regional system at the site boundary is available and/or the external sewerage or water systems from the site to an approved connection point which service this stage of development are not complete prior to the endorsement of the survey plans), submit to the ULDA a guarantee for an amount equivalent to the cost of providing the interim solution(s) and for the cost of construction of the connection to the regional system at the site boundary that is not constructed at the time of survey plan endorsement. The guarantee shall remain in place until such time as the approved lots are connected to the regional sewerage and/or regional water in a form satisfactory to the ULDA.	Prior to survey plan endorsement for the relevant stage	ULDA
30.	Sewerage Reserve Proposed Lot 8005 is to be dedicated for sewerage purposes to <i>Logan City Council</i> in fee simple as nominated trustee at no cost to <i>Logan City Council</i>.	At survey plan endorsement for the relevant stage	ULDA
31.	Stormwater (Quantity and Quality) a) Submit to the ULDA for endorsement, designs and hydraulic calculations for the proposed stormwater drainage system (quality and quantity) certified by a Registered Professional Engineer Queensland (RPEQ) in accordance with QUDM (2008), ULDA Guideline No. 13 – Engineering Standards and the Teviot Village – Stormwater Management Plan, Ref: J00110R1V2 dated 05/07/12 prepared by Hydrology & Water Management Consulting. b) Construct works in accordance with part a) of this condition. c) Submit to the ULDA "As Constructed" plans including an asset register, in a format acceptable to <i>Logan City Council</i> certified by a Registered Professional Engineer Queensland (RPEQ-Civil) generally in accordance with parts a) and b) of this condition.	a) Prior to the commencement of site works for each stage b) Prior to survey plan endorsement for each stage c) Prior to survey plan endorsement for each stage	ULDA
32.	Filling and Excavation a) Submit to the ULDA for endorsement an Earthworks Management Plan certified by a RPEQ specialising in geotechnical engineering detailing as appropriate, the following: - The height and location of all retaining walls - The cut/fill limit of possible earthworks - Stability of any embankments or excavations subject to inundation(eg bioretention basins, detention basins, stormwater or wastewater harvesting storage ponds) b) Submit certification to the ULDA by a RPEQ specialising in geotechnical engineering stating that all constructed cut/fill batters and/or retaining structures have achieved adequate stability with a factor of safety greater than 1.5 and that all cut and fill operations have been carried out in accordance with AS3798-1996 Guidelines on Earthworks for Commercial and Residential Developments Level 1 and any unsuitable material encountered has been treated or replaced with suitable replacement material.	a) Prior to the commencement of site work for each stage b) Prior to survey plan endorsement for each stage	ULDA
33.	Soil Erosion and Sediment Control a) Submit to the ULDA for endorsement an Erosion and Sediment Control (E&SC) Program certified by a Registered Professional Engineer Queensland (RPEQ) generally in accordance with the <i>ICEA Best Practice Erosion & Sediment Control – November 2008</i>.	Prior to commencement of site works for each stage At all times during	ULDA

No.	Condition	Timing	Nominated assessing authority
	b) The E&SC shall be closely monitored by a Registered Professional Engineer Queensland (RPEQ).	construction works	
34.	Roads Internal a) Submit to the ULDA for endorsement road engineering design/ construction drawings certified by a Registered Professional Engineer of Queensland (RPEQ-Civil) generally in accordance with <i>ULDA Guideline No. 6 Street and movement network</i>. i) Cross-sections shall generally be in accordance with Landscape Concept – Streetscape Plan No. 4817 L 023 Rev A dated 06/07/12 prepared by Saunders Havill Group ii) Laneways shall be designed in accordance with <i>ULDA Practice Note No.12 Rear Lanes: design and development</i> iii) Crossings of retained riparian corridors is to be in accordance with <i>Fauna Sensitive Road Design Manual (Vol2)</i> prepared by Department of Transport and Main Roads b) Construct the road works generally in accordance with part a) of this condition and <i>Logan City Council</i> adopted standards. c) Submit to the ULDA 'as constructed' in a format acceptable to <i>Logan City Council</i> drawings and certification from an RPEQ (Civil) that all roads and associated works (e.g. stormwater drainage, kerb and channel, concrete footpaths, signage, traffic islands) have been constructed in accordance with part a) of this condition.	a) Prior to the commencement of works for each stage b) Prior to survey plan endorsement for each stage c) Prior to survey plan endorsement for each stage	ULDA
35.	Roads External Pub Lane / Teviot Road Intersection Upgrade a) Submit to the ULDA for endorsement detailed engineering plans certified by a Registered Professional Engineer Queensland (RPEQ) for the upgrade of the intersection of Teviot Road and Pub Lane as identified in the Addendum and amendment to Traffic Engineering Report Ref No. 11BRT0065 dated 05/07/12 prepared by TTM, in accordance with Austroads and <i>Logan City Council</i> adopted standards. b) Construct the road works generally in accordance with part a) of this condition c) Submit to the ULDA 'As-constructed' plans including an asset register, in a format acceptable to <i>Logan City Council</i> certified by a Registered Professional Engineer Queensland (RPEQ-Civil) generally in accordance with parts a) and b) of this condition. Pub Lane / Primary Access Road Intersection d) Submit to the ULDA for endorsement detailed engineering plans certified by a Registered Professional Engineer Queensland (RPEQ) for the upgrade of the intersection of Pub Lane and the Stage 1 Access Road as identified in the Pub Lane Intersection Layout Plan Dwg No CB-0951-CR001 Rev A dated 15/05/12 (As Amended in Red) prepared by BMD Consulting, in accordance with Austroads and <i>Logan City Council</i> adopted standards. e) Construct the road works generally in accordance with part d) of this condition f) Submit to the ULDA 'As-constructed' plans including an asset register, in a format acceptable to <i>Logan City Council</i> certified by a Registered Professional Engineer	a) Prior to commencement of relevant site works b) Prior to the survey plan endorsement of the 500th lot. c) Prior to the survey plan endorsement of the 500th lot. d) Prior to commencement of works for Stage 1 e) Prior to Stage 1 survey plan endorsement f) Prior to Stage 1 survey plan	ULDA

No.	Condition	Timing	Nominated assessing authority
	Queensland (RPEQ-Civil) generally in accordance with parts d) and e) of this condition. Pub Lane / Eastern Access Road Intersection g) Submit to the ULDA for endorsement detailed engineering plans certified by a Registered Professional Engineer Queensland (RPEQ) for the upgrade of the intersection of Pub Lane and the Eastern Access Road in accordance with Austroads and <i>Logan City Council</i> adopted standards. The intersection shall be designed as a left-in/left-out configuration. h) Construct the road works generally in accordance with part d) of this condition i) Submit to the ULDA 'As-constructed' plans including an asset register, in a format acceptable to <i>Logan City Council</i> certified by a Registered Professional Engineer Queensland (RPEQ-Civil) generally in accordance with parts d) and e) of this condition.	endorsement g) Prior to commencement of relevant works h) Prior to survey plan endorsement for the relevant stage i) Prior to survey plan endorsement of the relevant stage	
36.	External Pedestrian Path a) Submit to the ULDA for endorsement detailed engineering plans for the provision of a 1.5m wide pedestrian path along the northern side of Pub Lane between the development entry road and the Greenbank Shopping Centre, in accordance with Austroads and <i>Logan City Council</i> adopted standards. b) Construct the full length of the footpath works generally in accordance with part a) of this condition c) Submit to the ULDA 'As-constructed' plans including an asset register, in a format acceptable to <i>Logan City Council</i> certified by a Registered Professional Engineer Queensland (RPEQ-Civil) generally in accordance with parts a) and b) of this condition. <i>Advisory Note: If the owner of Lot 5 on SP214051 does not provide a road widening sufficient to accommodate the works, construct part of the length of the footpath works between the development entry road and the Wiman Bridge.</i>	a) Prior to the commencement of works for Stage 3 b) Prior to the survey plan endorsement of Stage 3 c) Prior to the survey plan endorsement of Stage 3	ULDA
37.	Road Closures and Openings In situations where subdivision plans are registered and a road reserve is created prior to the finalisation of the construction of the formed road, the road is permitted to remain physically closed to pedestrian and vehicular traffic in accordance with an approved traffic management plan, until the road works are accepted "On Maintenance", or unless otherwise directed by the assessing authority.	Prior to survey plan endorsement for each stage	ULDA
38.	Bus stops Provide bus stops and associated infrastructure on the internal neighbourhood connector road as indicated on Teviot Village Urban Development Area Infrastructure Overlay Plan prepared by RPS, dated August 2012, generally in accordance with the following Translink requirement: <i>Each bus stop must be positioned, designed and constructed in accordance with Translink specifications and standards as published in the Translink Public Transport Infrastructure Manual Version 1 June 2007 Section 2.4.1 Bus stop layout and construction details, Drawing Numbers TL-R02, TL-I02, TL-S01 for the applicable standard of bus stop required (regular, intermediate, premium or signature stop), and Disability Standards for Accessible Public Transport 2004.</i>	Prior to survey plan endorsement for the relevant stage	ULDA

No.	Condition	Timing	Nominated assessing authority
39.	Pedestrian / cycle network (a) Submit to the ULDA for endorsement, detailed engineering plans for the pedestrian / cycle network generally in accordance with the relevant Austroads standards.) (b) Construct the works in accordance with part a) of this condition (c) Submit to the ULDA 'as constructed' plans including an asset register, in a format acceptable to <i>Logan City Council</i> certified by a Registered Professional Engineer Queensland (RPEQ-Civil) generally in accordance with parts a) and b) of this condition.	a) Prior to commencement of works for the relevant stage b) Prior to survey plan endorsement for the relevant stage c) Prior to survey plan endorsement for the relevant stage	ULDA
40.	Street Lighting Design and install a street lighting system (including connections and energising) to all roads within the subdivision and to all footpaths/bikeways within road reserves and parks associated with the subdivision at no cost to Council The design and construction of the street lighting system must: • be in accordance with <i>Logan City Council's Planning Scheme Engineering Design Guidelines</i>. • meet the relevant requirements of the electricity supplier • be acceptable to the electricity supplier as 'Rate 2 Public Lighting'.	Prior to survey plan endorsement for each stage	ULDA
41.	Streetscape Works a) Submit to the ULDA for endorsement certified by a suitably qualified urban design/landscape architect and/or Registered Professional Engineer Queensland (RPEQ) streetscape plans detailing proposed works generally in accordance with the following: • appropriate pavement treatments including finished surface levels, cross-falls and longitudinal grades • appropriate footpath location • street tree location and species (both existing and new), the ground preparation works and monthly maintenance plan • road uses adjacent to the kerbing (e.g. public transport stops, parking bays, No Standing zones etc). • AS1428.1 Design of Access and Mobility • AS1428.4 Tactile Ground Surface Indicators • Best Trade Practice (Part B of the Compliance Certificate – Landscape Works) • AS/NZS 1158.3.1; 2005 Lighting for roads and public spaces - Pedestrian (Cat P) b) Undertake the works in accordance with the endorsed streetscape works required under part (a) of this condition. c) Submit to the ULDA written certification, "as constructed" plans and asset register in a format acceptable to <i>Logan City Council</i> demonstrating compliance with this condition.	a) Prior to commencement of works on site for each stage b) Prior to survey plan endorsement for each stage c) Prior to 'on-maintenance' commencement for each stage	ULDA
42.	Local Parkland Dedication Proposed Lots 8004 and 8007 are to be dedicated as public use land (park) to Logan City Council in fee simple as nominated trustee.	At survey plan endorsement for the relevant stage	ULDA

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

No.	Condition	Timing	Nominated assessing authority
44.	Lavelle Lagoon parkland extension and embellishment a) Submit to the ULDA for compliance assessment, a Park Master Plan over the existing Lavelle Lagoon parkland and the additional land for district sports park identified as Lot 8006 on Plan of Subdivision 6493-207 Rev C dated 10/01/13 prepared by RPS generally in accordance with ULDA Guideline No 12 Park Planning and Design. These plans are to be prepared by an Australian Institute of Landscape Architects registered landscape architect. b) Identify additional and upgraded embellishments for endorsement, generally in accordance with Teviot Downs Estate Lavelle Lagoon Precinct – Sportsfield Master plan prepared by Saunders Havill group, Drawing Number 532903, Issue D, dated December 2012. c) Undertake the works in accordance with the approved park master plan specified in conditions a) and b) of this condition and provide written confirmation to the ULDA from an Australian Institute of Landscape Architects registered landscape architect of a BSA, QLD licensed and experienced landscape contractor that the works comply with the approved park master plan. d) On maintenance Provide 12 months maintenance to the parks, commencing on receipt of written confirmation from the ULDA that works are satisfactory. e) Off Maintenance Inspection On completion of the 12 months maintenance period, contact the ULDA, Principal Engineer to arrange an Off Maintenance inspection. f) Dedicate the additional land for district sports park identified on Plan of Subdivision 6493-204 Rev C dated 10/01/13 prepared by RPS as proposed Lot 8006 to Logan City Council at no cost. <i>Note: Liaison with Logan City Council should be undertaken to determine the nature and extent of embellishments within the existing and future parkland. Offsets against the municipal charge may be applicable.</i>	a) Prior to commencement of works for Stage 13 b) Prior to commencement of works for Stage 13 c) Prior to commencement of use d) As indicated e) As indicated f) At survey plan endorsement for Stage 13	ULDA
45.	Electricity Submit to the ULDA either: a) written evidence from Energex confirming that existing underground low-voltage electricity supply is available to the newly created lots or b) written evidence from Energex confirming that the applicant has entered into an agreement with an authorised electricity supplier (e.g. Energex) to provide underground electricity services. <i>Note: Electricity and telecommunications drawings must be co-ordinated with civil engineering design documents, to ensure that service conflicts are avoided.</i>	Prior to survey plan endorsement for each stage	ULDA
46.	Telecommunications Submit to the ULDA, documentation from an authorised telecommunication service provider confirming that satisfactory agreements have been made for the provision of underground telecommunication services to each new lot within the proposed subdivision. Provide infrastructure with the development to accommodate NBN services in accordance with NBN Co Limited 'New developments: Deployment of the NBN Co Conduit and Pit Network – Guidelines for Developers', Doc. No NBN-TE-CTO-194, issue date 1st April 2011.	Prior to survey plan endorsement for each stage	ULDA

No.	Condition	Timing	Nominated assessing authority
	<i>Note: Telephone and cable services may be laid in a combined trench with electricity cables, subject to the approval of the relevant energy provider and the authorised telephone or cable service provider.</i>		
47.	Service Conduits and Mains Supply and install all reasonable service conduits and meet the cost of any alterations to public utility mains, existing mains, services or installations required in association with the approved development. Joint use service trenches are to be utilised where possible.	Prior to survey plan endorsement for each stage	ULDA
Environment conditions			
48.	Rehabilitation of riparian corridors Submit to the ULDA as part of self certification of landscaping, a detailed weed management and revegetation proposal plan for the enhancement of the retained riparian corridors.	Prior to survey plan endorsement	ULDA
49.	Bushfire Buffers In accordance with the recommendations of the <i>Bushfire Risk Hazard Analysis</i> Report prepared by Development Ecology dated 11 May 2012 ensure: a) a 33m setback is provided between dwellings along the interface with the riparian corridors b) a hazard management plan where development interfaces with easements for stages 21, 23 and 24 c) Construct a progressive firebreak in stages in the development of the north eastern portion of the site for stages 16-19.	Prior to survey plan endorsement for the applicable stages	ULDA
50.	Noise Attenuation Generally in accordance with the Noise Impact Assessment Report Q8999-02F01 (Rev 1) dated 19/12/12 prepared by Renzo Tonin Ron Rumble undertake the following: Pub Lane a) Construct a 2.5m high acoustic barrier fence along the full length of lots 5 to 15 and 8000 to 8002 fronting Pub Lane. b) All potential purchasers of Lots 5 to 15 and 8000 to 8002 shall be advised in writing prior to purchase that further acoustic assessment will be required for high-set dwellings. Rail c) Construct a 3.5m high acoustic barrier fence along the full length of Lots 984 to 996. d) All potential purchasers of Lots 972 to 996 shall be advised in writing prior to purchase that further acoustic assessment may be required for high-set dwellings. Electrical Transmission Line e) All potential purchasers of Lots 984 to 996 shall be advised in writing prior to purchase that Corona noise from the transmission line may potentially affect the amenity of future dwellings with windows open and in outdoor areas.	a) Prior to survey endorsement for the relevant stage b) As indicated c) Prior to survey endorsement for the relevant stage d) As indicated e) As indicated	ULDA

No.	Condition	Timing	Nominated assessing authority
	<i>Advice Note: If following further detailed investigation it is subsequently agreed with the ULDA that part c) above can not reasonably be provided, the developer shall adopt Option 2 in the Noise Impact Assessment Report Q8999-02F01 (Rev 1) dated 19/12/12 prepared by Renzo Tonin Ron Rumble. All potential purchasers in the noise impact zone (>63dB) must be advised by the developer that acoustic assessment will be required for all dwellings located therein.</i>		
51.	Environmental Covenants - Submit to the ULDA for endorsement, an environmental covenant to retain a 10m vegetation buffer at the rear of lots 45, 162,163, 172-177 and 269-278. - Provide evidence to the ULDA of execution and registration of the covenant to protect vegetation in accordance with condition a). - The developer shall disclose to all purchasers of the lots mentioned in condition a) that the allotment they have selected to purchase is subject to an environmental covenant.	Prior to survey plan endorsement for the applicable stages	ULDA
Overarching Site Strategies			
52.	Ecological sustainability and innovation - Submit for compliance assessment an overarching site strategy for ecological sustainability and innovation. - In addition to the requirements set out in UDA condition 9 of this Approval, this overarching site strategy must: - demonstrate climate change resilience and greenhouse gas emission reduction - demonstrate pollution minimisation - demonstrate the efficient use of materials and - detail waste reduction and management strategies for construction. - This overarching site strategy, as amended from time to time, will guide future development decisions in relation to the site. 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 plan of survey for the site	ULDA
53.	Community development - Submit for compliance assessment an overarching site strategy for community development - In addition to the requirements set out in UDA condition 9 of this Approval, this community development strategy must address the following: - a community development vision statement or key objectives - a demonstrated understanding of the likely future community - key initiatives, targets, implementation mechanisms and associated resources - an explanation and rationale for any implementation charge offsets proposed and - a baseline of available community resources and networks. - This overarching site strategy, as amended from time to time, will guide future development decisions in relation to the site. Advisory note: Offsets against the Implementation charge may be applicable for the costs of	Prior to lodgement of the first plan of survey for the site	ULDA

No.	Condition	Timing	Nominated assessing authority
	<i>implementing this overarching site strategy.</i>		
54.	Housing diversity and affordability (a) Submit for compliance assessment an overarching site strategy for the delivery of housing diversity and affordability outcomes. (b) In addition to the requirements set out in UDA condition 9 of this Approval, this overarching site strategy for housing diversity and affordability must: (i) outline an approach to deliver 25% of housing that is affordable to first home buyers and key workers (ii) outline an approach to deliver 10% accessible housing and (iii) outline an approach to deliver 5% social housing Advisory note: <i>The affordable housing provisions of the strategy should include:</i> • <i>Specification of a target household income for first home buyers and key workers (such as Low to Moderate income households defined in the ULDA Guideline Number 16 – Housing).</i> • <i>Allow for Incomes to be updated annually.</i> • <i>Sub-targets within the 25% overall affordable housing figure to make housing affordable across a range of the target households (e.g. 5% in the lowest band, 10 % in the middle band and 10% in the highest band of the target households).</i>	Prior to lodgement of the first plan of survey for the site	ULDA

STANDARD ADVICE

General

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

Development Scheme Fee

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

Special Infrastructure Levy (or similar rate or charge)

An annual special infrastructure levy will 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 the 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.

Energex Requirements

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

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

**** End of Package****