

UDA Development Approval Package

Site Address	Christina Rd, Clinton
Real property description	Lot 27 on SP251125
Type of approval	UDA development permit subject to conditions
Aspects of development	Material Change of Use and associated operational works (erosion and sediment control, filling and excavation, stormwater drainage work and driveway)
Description of proposal	Multiple Residential (2 dwelling units)
ULDA reference number	DEV2012/315
Decision date	24 August 2012
Currency period	4 Years from Decision date

Approved Drawings or Documents	Number	Plan or Document Date
Site Plan	6967-A001 Rev 1	19/06/12
Floor Plan	6967-A002 Rev 1	19/06/12
Elevations 1 & 2	6967-A003 Rev 1	19/06/12
Elevations 2 & 3	6967-A004 Rev 1	19/06/12

PROJECT TEAM

Brianna Fyffe Planner Development Assessment Urban Land Development Authority	David Elliott Principal Engineer Development Assessment Urban Land Development Authority
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CONDITION		TIMING
1.	Carry out the approved development Carry out the development generally in accordance with the approved plan/s, drawing/s and document/s.	Prior to the commencement of use and to be maintained
2.	Complete all Building and Operational Works Complete all building and operational work associated with this development approval, including work required by any of the following conditions. Such work is to be carried out generally in accordance with the approved plans.	Prior to the commencement of use
3.	Maintain the Approved Development Maintain the approved development (including landscaping, parking, driveways and other external spaces) in accordance with the approved drawing(s) and /or documents, and any relevant ULDA or other approval required by the conditions.	To be maintained

	CONDITION	TIMING
4.	Energy Efficiency a. Submit to the ULDA Principal Engineer a report outlining the energy efficient features employed in the building which is to include but is not limited to: ▪ energy efficient plant and equipment (ensure appliances are rated at the highest relevant National Minimum Energy Performance Standards (MEPS)) ▪ use of gas, solar or heat pump hot water systems as standard with insulated pipes and ▪ energy efficient lighting. b. Submit to the ULDA written certification that the completed building complies with part a) of this condition.	a. Prior to approval for Building Works b. Prior to the commencement of use
5.	Fencing Any boundary fencing in front of the building line is to be either 50% permeable with a maximum height of 1.5m or not exceed 1.2m in height if solid.	Prior to commencement of use and to be maintained
6.	Soil Erosion and Sediment Control Implement site based erosion and sediment control practices in accordance with Gladstone Regional Council's (GRC) Erosion and Sediment Control adopted standard - <i>ICEA Best Practice Erosion & Sediment Control – November 2008</i> .	At all times during construction works
7.	Stormwater Drainage Connect each dwelling unit to the lawful point of discharge in accordance with Gladstone Regional Council's current standards.	Prior to commencement of use
8.	Finished floor level Construct the development to provide a minimum finished floor level of 300mm above the Top of Kerb Level or 300mm above the centreline of Christina Road, whichever is higher.	Prior to the commencement of use and to be maintained
9.	Refuse Collection Gladstone Regional Council (GRC) – Nominated Assessing Authority Enter into an agreement with the <i>Gladstone Regional Council</i> to provide a waste collection service to the development.	Prior to the commencement of use and to be maintained
10.	Vehicle Crossovers A vehicle crossover to each dwelling unit must be constructed in accordance with <i>Gladstone Regional Council's</i> current standards.	Prior to the commencement of use and to be maintained

CONDITION		TIMING
11.	Water Connection Gladstone Regional Council (GRC) – Nominated Assessing Authority Connect each unit to the town water reticulation system in accordance with Gladstone Regional Council's current standards at no cost to Council.	Prior to commencement of use
12.	Sewer Connection Gladstone Regional Council (GRC) – Nominated Assessing Authority Connect each dwelling unit to the town sewer reticulation system in accordance with Gladstone Regional Council's current standards at no cost to Council.	Prior to commencement of use
13.	Service Conduits & Mains Central Highlands Regional Council (CHRC) – Nominated Assessing Authority Supply and install all service conduits and meet the cost of any alterations to public utility mains, existing mains, services or installations required in connection with the approved development.	Prior to commencement of use
14.	Damage and Repairs Gladstone Regional Council (GRC) – Nominated Assessing Authority Repair any damage to existing kerb and channel, footpath or roadway (including removal of concrete slurry from footways, roads, kerb and channel and stormwater gullies and drainlines) that may occur during any works carried out in association with the approved development.	Prior to commencement of use
15.	Electricity Submit to the ULDA Principal Engineer written evidence that the applicant has entered into an agreement with an authorised electricity supplier (e.g. Ergon) to provide an underground electricity service to each unit.	Prior to commencement of use
16.	Telecommunications Submit to the ULDA Principal Engineer documentation from an authorised telecommunications service provider to confirm that satisfactory arrangements have been made for the provision of underground telecommunications to each unit.	Prior to commencement of use

	CONDITION	TIMING												
17.	Infrastructure Contributions Pay to the Urban Land Development Authority a monetary contribution towards the cost of the provision of essential infrastructure at the rate applicable at the time of payment. The current contribution has been calculated in accordance with Gladstone Regional Council's <i>Adopted Infrastructure Charges Resolution (No. 2) – 2011 Former Gladstone City Local Government area - Amended: 17 April 2012</i>, which is as follows: The current contribution is as follows: <table border="1" data-bbox="300 616 1142 813"> <tr> <th colspan="3">Table 3 - Adopted charge for residential development</th></tr> <tr> <th>Residential Use – Charge area 1</th><th colspan="2">Adopted infrastructure charge for residential development (\$/dwelling unit)</th></tr> <tr> <td>3 or more bedroom dwelling</td><td>\$28,000/dwelling x 2 dwelling units</td><td>\$56,000</td></tr> <tr> <td colspan="2">Total Infrastructure Contribution</td><td>\$56,000</td></tr> </table> *The developer contributions will be adjusted each financial year for three year rolling average of the Queensland Roads and Bridges Index.	Table 3 - Adopted charge for residential development			Residential Use – Charge area 1	Adopted infrastructure charge for residential development (\$/dwelling unit)		3 or more bedroom dwelling	\$28,000/dwelling x 2 dwelling units	\$56,000	Total Infrastructure Contribution		\$56,000	Prior to commencement of use
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Total Infrastructure Contribution		\$56,000												

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), *Urban Land Development Authority (Vegetation Management) By-Law 2009* (e.g. prior to commencement of any trimming of controlled vegetation), the *Plumbing and Drainage Act 2002* and the *Commonwealth Environmental Protection and Biodiversity Act 1999*. Carrying out development may also be subject to 'duty of care' legislation such as the *Aboriginal Cultural Heritage Act 2003*. For advice on other approvals that may be necessary in relation to your proposal, please seek professional advice.

Gladstone Regional Council as the Nominated Assessing Authority

For any conditions in this package that require the consideration of Gladstone Regional Council (GRC) as the nominated assessing authority, you will need to submit the relevant forms, plans and/or reports and fee to the entity nominated in the condition/s. When satisfied that the condition as been met, GRC will issue a response in the manner required by the condition/s (eg a letter of endorsement or authorisation, an approval or a permit). No costs will be incurred by the ULDA or GRC.

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 ****