

ULDA DECISION NOTICE

Site Address	2 Harvey Rd, Clinton
Real property description	Lot 900 on SP246026
Type of approval	UDA development approval subject to conditions
Aspects of development	Reconfiguring a Lot
Description of proposal	Subdivision of 1 into 13 residential lots, park and new road with a Plan of Development
ULDA reference number	DEV2012/229
Decision date	21 March 2012
Currency period	4 years from Decision date

Drawing or Document	Number	Plan or Document Date
Subdivision Plan Stage 3A layout over Lot 900 on SP246026	102361 – 45 Rev A	9 Feb 2012
Plan of Development Stage 3A layout over Lot 900 on SP246026 (amended in red)	102361 – 46 Rev A	9 Feb 2012
WRM Water + Environment Pty Ltd Clinton, Gladstone Stages 2&3 Development, Revised Bioretention and Detention Basin Design	0697-02-C	25 August 2011
Floor Plan & Roof Plan for G + D Lawrie Builders of Lot 510-515 Hillclose, Clinton (amended in red)	GDM002 PR 02.01	3 February 2012
Elevations for G + D Lawrie Builders of Lot 510-515 Hillclose, Clinton (amended in red)	GDM002 PR 03.01	3 February 2012
Floor Plan & Roof Plan (Variation A) for G + D Lawrie Builders of Lot 510-515 Hillclose, Clinton (amended in red)	GDM002 PR 02.02	3 February 2012
Elevations (Variation A) for G + D Lawrie Builders of Lot 510-515 Hillclose, Clinton (amended in red)	GDM002 PR 03.02	3 February 2012
Floor Plan & Roof Plan (Variation B) for G + D Lawrie Builders of Lot 510-515 Hillclose, Clinton (amended in red)	GDM002 PR 02.03	3 February 2012
Elevations (Variation B) for G + D Lawrie Builders of Lot 510-515 Hilclose, Clinton (amended in red)	GDM002 PR 03.03	3 February 2012
Mondo Architects – ULDA Gladstone – Irwin Homes Urban Lots 3A – 9.5 x 16m (amended in red)	Concept – Duplex Garden Unit	2 February 2012
Mondo Architects – ULDA Gladstone – Irwin Homes Urban Lots 3A – 9.5 x 16m (amended in red)	Concept Elevation	2 February 2012
Mondo Architects – ULDA Gladstone Urban Lots 3A	Lot 509 109m2 Concept	15 February 2012

(amended in red)		
Mondo Architects – HillClose, Clinton – Stage 3 (amended in red)	Lots 49-43	22 February 2012 (Received)
Mondo Architects – ULDA HillClose – Irwin Homes (amended in red)	Lots 504-508 Concept	17 February 2012
Mondo Architects – ULDA HillClose (amended in red)	Lot 508 Stage 3 Concept	6 February 2012
Mondo Architects – ULDA Hill Close (amended in red)	Lot 508 Stage 3 Concept Elevation	6 February 2012

PROJECT TEAM

Karina McGill Planner Development Assessment Urban Land Development Authority	David Elliott Principal Engineer Development Assessment Urban Land Development Authority
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CONDITIONS		TIMING
1	Carry out the approved development Carry out the approved development generally in accordance with the approved plans/drawing and/or documents. Metres	Prior to survey plan endorsement
2	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
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
4	Affordable Housing Submit to the ULDA an estimate of how across the entire UDA: - a minimum of 60% of all dwellings available for purchase at or below the medium house price for Gladstone will be delivered and - minimum of 50% of all dwellings available to purchase or rent to low to moderate income households for Gladstone will be delivered.	Prior to survey plan endorsement
5	Construction Management Plan a) Submit to the ULDA a site based construction management plan that will include but not be limited to: - the management of traffic around and through the site during and outside of construction work hours; - parking and materials delivery during and outside of construction hours of work;	a) Prior to commencement of site works

CONDITIONS	TIMING
▪ the management of sedimentation, erosion and dust generated from the site during and outside construction work hours; ▪ management of groundwater and surface water collection, treatment and disposal to accepted environmental standards; ▪ management of contaminated soils, including removal, treatment and replacement in accordance with site remediation plans prepared and approved specifically for this site, if needed. 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.	b) At all times during site works
6 Water Supply Reticulation a) Submit to the ULDA Principal Engineer water reticulation plans certified by a Registered Professional Engineer Queensland (RPEQ) generally designed in accordance with "<i>Gladstone City Council – Water Supply Standard - 2006</i>" and <i>WSAA Water Supply Code of Australia - 2002</i>; b) Construct works in accordance with the certified plans. c) Upon completion and certification of the works the developer shall prepare and provide to the ULDA in a format acceptable to the Gladstone Regional Council "As Constructed" plans including an asset register, checked by a Registered Professional Engineer Queensland (RPEQ-Civil), certifying that the works have been completed in accordance with part b) of this condition.	a) Prior to commencement of the works b) Prior to survey plan endorsement c) Prior to survey plan endorsement
7 Water Connection Gladstone Regional Council (GRC) - Nominated Assessing Authority The development must be connected to Gladstone Regional Council's reticulated water system at no cost to Council.	Prior to commencement of use
8 Sewerage Reticulation a) Submit to the ULDA Principal Engineer sewerage reticulation plans certified by a Registered Professional Engineer Queensland (RPEQ) generally designed in accordance with "<i>Gladstone City Council - Sewerage Design Standards - 2003</i>"; b) Construct the works in accordance with the RPEQ certified plans c) Upon completion and certification of the works the developer shall	a) Prior to commencement of the works b) Prior to the endorsement of plans of survey

CONDITIONS		TIMING
	prepare and provide to the ULDA in a format acceptable to the Gladstone Regional Council, "As Constructed" plans including an asset register, checked by a Registered Professional Engineer Queensland (RPEQ-Civil), certifying that the works have been completed in accordance with part b) of this condition.	c) Prior to the endorsement of plans of survey
9	Sewer Connection Gladstone Regional Council (GRC) - Nominated Assessing Authority Connect the development to Gladstone Regional Council's reticulated sewerage system at no cost to Council.	Prior to commencement of use
10	Stormwater Management a) Submit to the ULDA Principal Engineer detailed stormwater design and hydraulic calculations checked and certified by a Registered Professional Engineer Queensland (RPEQ- Civil) generally in accordance with the approved <i>WRM Water + Environment Pty Ltd Clinton, Gladstone Stages 2&3 Development, Revised Bioretention and Detention Basin Design 0697-02-C dated 25 August 2011</i> and the <i>Gladstone Regional Council Standard Conditions for Reconfiguring a Lot</i> for stormwater quantity and quality. b) Construct the works in accordance with the RPEQ certified plans. c) Upon completion of the works provide to the ULDA in a format acceptable to the Gladstone Regional Council "As Constructed" plans including an asset register, checked by a Registered Professional Engineer Queensland (RPEQ-Civil), certifying that the works have been completed in accordance with part b) of this condition.	a) Prior to commencement of the works b) Prior to survey plan endorsement c) Prior to survey plan endorsement
11	Stormwater Connection Gladstone Regional Council (GRC) - Nominated Assessing Authority Connect the development to Gladstone Regional Council's stormwater system at no cost to Council.	Prior to commencement of use
12	Easements over infrastructure – water supply, sewerage, drainage Gladstone Regional Council (GRC) - Nominated Assessing Authority Public utility easements must be provided, in favour of and at no cost to Gladstone Regional Council, over infrastructure located in private land that becomes contributed assets. The terms of the easements must be to the satisfaction of the GRC Chief Executive Officer,	Prior to survey plan endorsement
13	Filling and Excavation a) Submit to the ULDA a detail earthworks plan and cross sections, checked and certified by a Registered Professional Engineer of Queensland (RPEQ-Civil). b) Submit to the ULDA Principal Engineer certification from an RPEQ	a) Prior to the commencement of works b) Prior to survey

	CONDITIONS	TIMING
	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 AS 3798 and any unsuitable material encountered has been treated or replaced with suitable material.	plan endorsement
14	Road & Drainage Works - Internal a) Submit to the ULDA Principal Engineer detailed engineering design/construction drawings for road pavements, on-street parking areas, stormwater drainage, kerb and channel, concrete footpaths, traffic islands and signage, including laneway treatment checked and certified by a Registered Professional Engineer Queensland (RPEQ-Civil) generally in accordance with <i>Gladstone City Council's "Roads and Transport Standard – 2005 and "Standard Conditions for Reconfiguring a Lot "</i>. b) Construct the works in accordance with the RPEQ certified plans. c) Upon completion of the works provide to the ULDA in a format acceptable to the Gladstone Regional Council "As Constructed" plans including an asset register, checked by a Registered Professional Engineer Queensland (RPEQ-Civil), certifying that the works have been completed in accordance with part b) of this condition.	a) Prior to commencement of works b) Prior to survey plan endorsement c) Prior to survey plan endorsement
16	Soil Erosion and Sediment Control a) Submit to the ULDA Principal Engineer an Erosion and Sediment Control (E&SC) Program prepared, certified by a Registered Professional Engineer Queensland (RPEQ) generally in accordance with Gladstone Regional Council's (GRC) Erosion and Sediment Control adopted standard - <i>ICEA Best Practice Erosion & Sediment Control – November 2008</i>. b) The E&SC shall be closely monitored by a Registered Professional Engineer Queensland (RPEQ)	a) Prior to commencement of construction b) At all times during construction
17	Street Lighting a) Submit to the ULDA Principal Engineer detailed public lighting design plans for the new road certified by a Registered Professional Engineer Queensland (RPEQ) pre-qualified by the electricity supplier generally in accordance with the <i>Gladstone City Council – Roads and Transport Standard – 2005, QTSC Group, Standard Conditions for the Provision of Public Lighting Services manual, AS 4282:1997 Control of the Obtrusive Effects of Outdoor Lighting</i> and AS1158: b) Construct the works in accordance with the RPEQ certified plans	a) Prior to commencement of works b) Prior to survey plan endorsement
18	Electricity Reticulation	Prior to survey plan endorsement

CONDITIONS	TIMING
Submit to the ULDA, either: a) Written evidence demonstrating that existing underground low-voltage electricity supply is available to the newly created lots; or b) Written evidence that the applicant has entered into an agreement with the authorised electricity supplier ERGON to provide underground electricity services to the newly created lots.	
19 Telecommunications Services Submit to the ULDA documentation from an authorised telecommunications service provider confirming that satisfactory arrangements have been made for the provision of underground telecommunications services to the newly created lots.	Prior to survey plan endorsement
20 Parkland, Streetscape and Open Space (Lot 2006) a) Submit to the ULDA for approval detailed Landscape Plans certified by a suitably qualified landscape architect for landscaping and improvement works shown as park and open space within the proposed road verges, pedestrian linkages, detention basins and parkland of lot 2006 generally in accordance with approved Subdivision Plan Stage 3A layout over Lot 900 on SP246026 number 102361 – 45 Rev A dated 9 Feb 2012. And is to document the following: Existing site conditions. ▪ Existing site contours or levels ▪ Location of existing under- and above-ground services within the proposed parkland (eg. drainage, water reticulation, sewerage, electricity, gas, telecommunications etc.). ▪ Removal of weed species, barbed wire, building materials, rubbish, debris and other obstacles which may present a public liability risk. ▪ Location and description of existing fencing and retaining walls within and abutting the park. Site Preparation ▪ Proposed finished levels, including sections across and through the parkland at critical points (eg. Interface with roads or water bodies, retaining walls or batters). New Works ▪ Location of proposed drainage and stormwater works within the park, including cross-sections and descriptions. ▪ Provision of electricity and water connections to the park. ▪ Construction of vehicle barriers/bollards along park frontages to prevent unauthorised vehicular access. ▪ Provision of a lock-rail access point (positioned at a level and logical point) and associated vehicular crossover to each road frontage to parkland. ▪ Details and locations of any proposed building works or planting,	a) Prior to commencement of works

CONDITIONS	TIMING
including: bridges, park furniture, picnic facilities and play equipment. ▪ Details of laneway surface treatment and street trees species and locations ▪ 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. ▪ Provision of plant schedule listing all proposed plants by botanical name, quantity and size at time of planting. b) Construct landscape works generally in accordance with the approved plans 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. e) Transfer and surrender to the Crown Transfer and surrender to the Crown as "park for public use" Lots 2006 indicated on the approved Subdivision Plan Stage 3A layout over Lot 900 on SP246026 number 102361 – 45 Rev A dated 9 Feb 2012.	b) Prior to survey plan endorsement c) As indicated d) As indicated e) Prior to commencement of use
21 Permanent Survey Marks Permanent Survey Marks levelled on the Australian Height Datum and fixed with horizontal coordinates to the Map Grid of Australia (MGA94) to 4th order accuracy or better must be placed on the land at locations in accordance with guidelines adopted by the Gladstone Regional Council (GRC).	Prior to survey plan endorsement
22 Connection to Permanent Survey Marks All lots are to be connected to Permanent Survey Marks (PSMs). The connections of the lots to the PSMs and the coordinates of the PSMs must be shown on the face of the survey plan/s.	Prior to survey plan endorsement
23 Acoustic treatments a) Submit to the ULDA Principal Engineer written confirmation that all dwellings erected in Stage 3A on proposed lots 509 to 516 adjacent the Dawson Highway shall be designed and constructed to comply with "AS 2107:2000, <i>Acoustics – Recommended design sound levels and reverberation times for building interiors</i> and "AS 3671:1989 <i>Acoustics – Road traffic noise intrusion – Building siting and construction</i>" for category 2 and 3 buildings. b) All potential purchasers of lots 509 to 516 shall be advised in writing that further acoustic assessment is required for future house plans as	a) Prior to survey plan endorsement b) As indicated

CONDITIONS		TIMING						
	identified in part a) of this condition.							
24	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 <i>ULDA Certification Procedures Manual</i>.	Prior to commencement of site works						
25	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.	Prior to survey plan endorsement						
26	Infrastructure Contributions Stage 3A (Reconfiguring a Lot) 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: 2 August 2011</i>, which is as follows: Table 2 – Adopted charge for reconfiguring a lot - Charge area 1 (in a residential zone) <table><tr><td>Column 1 Charge Area</td><td>Column 2 Infrastructure Charge in a residential zone</td></tr><tr><td>Charge area 1</td><td>\$28,000/lot x 13 lots</td></tr><tr><td>Total Infrastructure Contribution</td><td>\$364,000</td></tr></table> <i>This amount will be reviewed on 1 July each year and increased by the amount calculated by multiplying the Infrastructure Contribution applying immediately preceding the relevant Review Date by the annual compounding three year average for the Queensland Roads and Bridges Construction Index.</i>	Column 1 Charge Area	Column 2 Infrastructure Charge in a residential zone	Charge area 1	\$28,000/lot x 13 lots	Total Infrastructure Contribution	\$364,000	Prior to survey plan endorsement
Column 1 Charge Area	Column 2 Infrastructure Charge in a residential zone							
Charge area 1	\$28,000/lot x 13 lots							
Total Infrastructure Contribution	\$364,000							

ADVICE

UDA Development Approval

This UDA Development Approval does not include assessment against the following:

- Building Code of Australia and does not permit building work to occur. Prior to the commencement of any building work, a Development Permit under the *Sustainable Planning Act 2009* for Carrying out Building Work will be required.
- *Plumbing and Drainage Act 2002*. Prior to commencement of any building work a Compliance Permit will be required from the Gladstone Regional Council.

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 has 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.

Noise and Dust Emissions

You are advised that all development involving the emission of noise and dust from building/construction activities requires that such emissions be in accordance with the requirements of the *Environmental Protection Act 1994*.

Pursuant to Division 3 Section 440R of the Act, a builder or building contractor must not carry out building work on a building site in a way that makes or causes audible noise to be made from the building work:

- (a) on a Sunday or public holiday, at any time or
- (b) on a Saturday or business day, before 6.30 a.m. or after 6.30 p.m.

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 ****