

ULDA DECISION NOTICE

Site Address	2 Harvey Rd, Clinton
Real property description	Lot 193 on CTN1861
Type of approval	UDA development approval subject to conditions
Aspects of development	Reconfiguring a Lot
Description of proposal	Two staged subdivision of 1 into 74 residential lots, 2 open space lots, balance lot and new road with a Plan of Development
ULDA reference number	DEV2010/144
Decision date	14 September 2011
Currency period	4 years from Decision date

Drawing or Document	Number	Plan or Document Date
Subdivision Plan Stage 2 & 3 layout over Lot 900 on SP246026	102361 – 35 Rev B	1 Sept 2011
Plan of Development Stage 2 & 3 layout over Lot 900 on SP246026	102361 – 36 Rev D	7 Sept 2011
Mondo Architects Hill Close, Clinton – Stages 3 – Lots 49 - 53	204	23 AUG 2011 (Received)
Mondo Architects Hill Close, Clinton – Stages 2 – Lots 31 - 38	240	8 SEP 2011 (Received)
Mondo Architects Duplex Product Concept Floor Drawing Lots 252 - 266	C-101 Rev A (Amended in Red)	31.08.2011
Mondo Architects Duplex Product Concept Floor Drawing Lots 252 - 266	C-102 Rev A (Amended in Red)	31.08.2011
Mondo Architects Duplex Product Concept Elevation Drawing Lots 252 - 266	C-201 Rev A (Amended in Red)	31.08.2011
Page 32 Figure 4.9 of Cardno Eppell Olsen Harvey Road Gladstone – Residential Subdivision report	CEB06104	27/07/10
WRM Water + Environment Pty Ltd Clinton, Gladstone Stages 2&3 Development, Revised Bioretention and Detention Basin Design	0697-02-C	25 August 2011

PROJECT TEAM

Matt Toon Principal Planner Development Assessment Urban Land Development Authority	Marcus Bloor Environmental Planner Urban Land Development Authority
David Elliot Principal Engineer Development Assessment Urban Land Development Authority	Malcolm Holz Planning Manager Urban Land Development Authority

CONDITIONS		TIMING
1	Carry out the approved development Carry out the approved development generally in accordance with the approved plans/drawing and/or documents.	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 - 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; - 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. - 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.	- Prior to commencement of site works - At all times during site works

CONDITIONS		TIMING
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) Submit to the ULDA Principal Engineer certification from a Registered Professional Engineer of Queensland (RPEQ) that all works have been inspected and constructed in accordance with part a) of this condition. 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) Submit to the ULDA Principal Engineer certification from a Registered Professional Engineer of Queensland (RPEQ) that all works have been inspected and constructed in accordance with part a) of this condition; 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 the endorsement of plans of survey 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 for approval detailed stormwater design and hydraulic calculations checked and	a) Prior to commencement

CONDITIONS		TIMING
	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) Submit to the ULDA certification from a RPEQ –Civil that the works have been inspected and constructed in accordance with part a) of this condition. 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.	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, and the easement documents must be executed prior to the endorsement of survey plans or the commencement of use of the premises.	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 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.	a) Prior to the commencement of works b) Prior to survey 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	a) Prior to commencement of works

	CONDITIONS	TIMING
	Professional Engineer Queensland (RPEQ-Civil) generally in accordance with <i>Gladstone City Council's "Roads and Transport Standard – 2005</i> and <i>"Standard Conditions for Reconfiguring a Lot "</i>. b) Submit to the ULDA Principal Engineer certification from a Registered Professional Engineer of Queensland (RPEQ) that all road and associated works have been inspected and constructed in accordance with part a) of this condition. 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.	b) Prior to survey plan endorsement c) Prior to survey plan endorsement
15	Roadworks – External a) Submit to the ULDA Principal Engineer detailed engineering design/construction drawings for the intersection of the Northern Access Road with Harvey Road certified by a Registered Professional Engineer Queensland (RPEQ-Civil) generally in accordance with the approved <i>Page 32 Figure 4.9 of Cardno Eppell Olsen Harvey Road Gladstone – Residential Subdivision</i> report number CEB06104 dated 27/07/10 and <i>Gladstone City Council's "Roads and Transport Standard – 2005</i>. b) Submit to the ULDA Principal Engineer certification from a Registered Professional Engineer of Queensland (RPEQ) that all roads and associated works have been inspected and constructed in accordance with part a) of this condition; 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 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</i>	a) Prior to commencement of works

CONDITIONS	TIMING
<i>Effects of Outdoor Lighting and AS1158:2005</i> to all roads, laneways and parks, including footpaths/bikeways within and bounding the subdivision by a Registered Professional Engineer Queensland (RPEQ) pre-qualified by the electricity supplier. b) Submit to the ULDA Principal Engineer certification from a Registered Professional Engineer of Queensland (RPEQ) that all street lighting works have been inspected and constructed in accordance with part a) of this condition at no cost to Gladstone Regional Council.	b) Prior to survey plan endorsement
18 Electricity Reticulation 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.	Prior to survey plan endorsement
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 (Lots 2000 and 2004) 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 lots 2000 and 2004 generally in accordance with approved: ▪ Subdivision Plan Stage 2 & 3 layout over Lot 900 on SP246026 number 102361 – 35 Rev B dated 1 Sept 2010 and ▪ Plan of Development Stage 2 & 3 layout over Lot 900 on SP246026 number 102361 – 36 Rev D dated 7 Sept 2010. 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.	a) Prior to commencement of works

CONDITIONS	TIMING
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, including: bridges, park furniture, picnic facilities and play equipment. - Details of Laneways surface treatments and location and type of street tree at the southern end of pedestrian link between proposed lots 259 and 258. - 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 Submit to the ULDA Principal Engineer certification from a suitably qualified landscape architect that all landscape works have been inspected and 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. e) Transfer and surrender to the Crown Transfer and surrender to the Crown as "park for public use" Lots 2000 and 2004 indicated on the approved Subdivision Plan Stage 2 & 3 layout over Lot 900 on SP246026 number 102361 – 35 Rev B dated 1 Sept 2010.	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

CONDITIONS		TIMING
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 3 on proposed lots 54 to 59 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 54 to 59 shall be advised in writing that further acoustic assessment is required for future house plans as identified in part a) of this condition.	a) Prior to survey plan endorsement b) As indicated
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 2 (Reconfiguring a Lot) Pay to the Urban Land Development Authority a monetary contribution towards the cost of the provision of essential infrastructure. The contribution will be calculated at the time of payment as follows: The contribution will be equivalent to the charge that would have applied to the development under the Gladstone Regional Council's Infrastructure Charges Policy in place and at the time of declaration of the Urban Development Area (UDA), 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 average for the Queensland Roads and Bridges Construction Index.	Prior to survey plan endorsement
27	Infrastructure Contributions Stage 2 (Multiple Residential Dwellings – Lots Accommodating more than a Single Unit Dwelling) Pay to the Urban Land Development Authority a monetary contribution towards the cost of the provision of essential infrastructure. The contribution will be calculated at the time of payment as follows:	Prior to endorsement of Community Management Statement or commencement of use whichever comes first

CONDITIONS	TIMING
The contribution will be calculated in accordance with Gladstone Regional Council's Infrastructure Charges Policy 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 average for the Queensland Roads and Bridges Construction Index.	
28 Infrastructure Contributions Stage 3 (Reconfiguring a Lot) Pay to the Urban Land Development Authority a monetary contribution towards the cost of the provision of essential infrastructure. The contribution will be calculated at the time of payment as follows: The contribution will be equivalent to the charge that would have applied to the development under the Gladstone Regional Council's Infrastructure Charges Policy in place and at the time of declaration of the Urban Development Area (UDA), 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 average for the Queensland Roads and Bridges Construction Index.	Prior to survey plan endorsement
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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 ****