

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	Staged subdivision of 1 into 34 residential lots, 1 super lot, 1 open space lot and new road (Stage 4), 1 into 63 residential lots and new road (Stage 6) and 1 into 18 residential lots, 1 super lot and new road (Stage 7) with Plans of Development and associated operational works (roads, drainage, water, sewerage, landscape)
ULDA reference number	DEV2012/264
Decision date	20/09/2012
Currency period	4 years from Decision date

Drawing or Document	Number	Plan or Document Date
Plan of Subdivision Stage 4 & 7 Allotment Layout, prepared by RPS	102361 – 53 Rev C	03.05.2012, Amended in Red 18 September 2012
Plan of Subdivision Stage 6 Allotment Layout, prepared by RPS	102361 – 52 Rev C	03.05.2012
Plan of Development Stage 4 & 7 Allotment Layout, prepared by RPS	102361 – 56 Rev C	03.05.2012, Amended in Red 18 September 2012
Plan of Development Stage 6 Allotment Layout, prepared by RPS	102361 – 55 Rev C	03.05.2012, Amended in Red 18 September 2012
Hill Close 406-407 and 441-442 Concept Floor Plan, prepared by Mondo Architects	P369-001 Rev A	25.06.2012, Amended in Red 18 September 2012
Hill Close DA Concepts – Lots 406-407 and 441-442, prepared by Mondo Architects	000-101	Amended in Red 18 September 2012
Hill Close 388-389, 404-405, 427-428 and 443-444 Concept Floor Plan, prepared by Mondo Architects	P386-001 Rev A	26.06.2012, Amended in Red 18 September 2012
Hill Close 388-389, 404-405, 427-428 and 443-444 Concept Elevations, prepared by Mondo Architects	P386-201 Rev A	26.06.2012, Amended in Red 18 September 2012
Hill Close Estate Lots 301-306 Terrace Ab Site Plan, prepared by Mondo Living	P031-001	25.11.2011, Amended in Red 18 September 2012
Hill Close Estate Lots 301-306 Terrace Ab Floor Plan, prepared by Mondo Living	P031-101	25.11.2011, Amended in Red 18 September 2012
Hill Close Estate Lots 301-306 Terrace Ab Elevation, prepared by Mondo Living	P031-201	25.11.2011, Amended in Red 18 September 2012
Harvey Road Gladstone – Residential Subdivision Traffic Impact Assessment Report, prepared by Cardno Eppell Olsen	CEB06104 270710 w/l/jg/snm	27.07.2010
Q100 Stormwater Drainage, prepared by Cardno	R122207-47-SK02 Rev A	30.04.2012

PROJECT TEAM

Brianna Fyffe Planner Development Assessment Urban Land Development Authority	Marcus Bloor Environmental Planner Urban Land Development Authority
David Elliott Principal Engineer Development Assessment Urban Land Development Authority	Helen Caswell Principal Planner Development Assessment 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 for each stage
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 for each stage
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.	As indicated for each stage
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 for each stage
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 for each stage - At all times during site works
6. Water Reticulation – Internal Submit to the ULDA Principal Engineer water reticulation plans certified by a Registered Professional Engineer Queensland (RPEQ) generally	Prior to commencement of

CONDITIONS		TIMING
	designed in accordance with "Gladstone City Council – Water Supply Standard - 2006" and WSAA Water Supply Code of Australia - 2002; b) Construct the works in accordance with part a) of this condition and connect to Council's water reticulation network at no cost to Council. c) Submit 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.	works for each stage b) Prior to survey plan endorsement for each stage c) Prior to survey plan endorsement for each stage
7.	Water Reticulation – External a) Submit to the ULDA Principal Engineer water reticulation plans certified by a Registered Professional Engineer Queensland (RPEQ) generally designed in accordance with "Gladstone City Council – Water Supply Standard - 2006" and WSAA Water Supply Code of Australia – 2002 for the following works: • Upgrade to 150ND the 100ND main from Lady Elliot Court along Keppel Avenue to the walkway; • Upgrade to 150ND the 100ND main from the 200ND main on Dawson Highway along Lady Elliot Court to Keppel Avenue b) Construct the works in accordance with part a) of this condition and connect to Council's water reticulation network at no cost to Council. c) Submit 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. Advice: (i) <i>The water infrastructure proposed in this condition may be eligible for full or partial offset against Municipal infrastructure contributions.</i> (ii) <i>To claim an offset, the developer providing the infrastructure must give written notice to the assessing authority, which includes calculation of the offset being claimed and evidence of costs incurred.</i>	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
8.	Sewer Reticulation a) Submit to the ULDA Principal Engineer sewerage reticulation plans certified by a Registered Professional Engineer Queensland (RPEQ) generally designed in accordance with "Gladstone City Council - Sewerage Design Standards - 2003"; b) Construct the works in accordance with part a) of this condition and connect to Council's sewer reticulation network at no cost to Council. c) Submit 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 for each stage b) Prior to survey plan endorsement for each stage c) Prior to survey plan endorsement for each stage
9.	Stormwater Management (Quantity & Quality)	

CONDITIONS	TIMING
a) Submit to the ULDA Principal Engineer for compliance endorsement detailed design plans and hydraulic calculations for quantity and quality checked and certified by a Registered Professional Engineer Queensland (RPEQ- Civil) in accordance with QUDM (2008), Queensland Urban Stormwater Quality Planning Guidelines (Central Coast North) and the <i>Gladstone Regional Council Standard Conditions for Reconfiguring a Lot</i> b) Construct the works in accordance with part a) of this condition. c) Submit 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 for each stage b) Prior to survey plan endorsement for each stage c) Prior to survey plan endorsement for each stage
10. Stormwater Management (Quantity) – Proposed Detention Basin on Lot 2003 The detention basin must generally be designed and constructed in accordance with QUDM 2008 and the following: (a) Batter slopes must not exceed 1 in 6 other than where localised around an inlet or outlet structure where a maximum of 1 in 4 is acceptable. (b) Minimise the use of retaining walls where possible to preserve existing vegetation and/or reduce potential impacts of the development. (c) Incorporate 3.0m wide concrete maintenance access strip extending between road pavement and for either the trash rack/inlet sediment forebay or a screened outlet structure (d) Basin floor must have minimum 1.5% fall from inlet to outlet or include the provision of low flow capture system such as invert sub-drainage infiltration coupled with collection pipes. Notwithstanding floor grade, the immediate area surrounding the outlet must include provision of low flow capture and disposal system (e) Basin must be modelled to determine its performance over the full spectrum of possible flooding events up to and including PMF. This modelling must check for sensitivities to parameter selection and consequences. Rainwater tanks may not be used for mitigation of stormwater runoff and to form a case to reduce the existing requirements of traditional major/minor stormwater infrastructure.	Prior to survey plan endorsement for the relevant stage
11. Stormwater Management – External Catchment Flows through Proposed Lot 2003 a) Submit to the ULDA Principal Engineer – Development Assessment for compliance endorsement detailed design plans and hydraulic calculations for the proposed stormwater infrastructure through proposed Lot 2003 checked and certified by a Registered Professional Engineer Queensland (RPEQ- Civil) generally in accordance with Q100 Stormwater Drainage, prepared by Cardno, R122207-47-SK02 Rev A, dated 30.04.2012. The design shall provide for an appropriate overland flowpath in the vicinity of the pipes in the event that stormwater flows exceed the Q100 level.	a) Prior to commencement of works for the relevant stage

CONDITIONS	TIMING
Submit to the ULDA Principal Engineer – Development Assessment, advice in writing provided from Gladstone Regional Council that the proposed downstream discharge arrangement, into Council owned/controlled property east of Harvey Road, is acceptable to Council. b) Construct the works in accordance with part a) of this condition. c) Submit to the ULDA Principal Engineer – Development Assessment, 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. Advice: (i) Pursuant to the outcomes of negotiations with the Gladstone Regional Council the stormwater infrastructure proposed in this condition may be eligible for full or partial offset against Municipal infrastructure contributions. (ii) To claim an offset, the developer providing the infrastructure must give written notice to the assessing authority, which includes calculation of the offset being claimed and evidence of costs incurred.	b) Prior to survey plan endorsement for the relevant stage c) Prior to survey plan endorsement for the relevant stage
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 for the relevant stage
13. Filling and Excavation a) Submit to the ULDA a detailed earthworks plan and cross sections, checked and certified by a Registered Professional Engineer of Queensland (RPEQ-Civil). b) Submit to the ULDA Principal Engineer – Development Assessment 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 for each stage b) Prior to survey plan endorsement for each stage
14. Roadworks – 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, linemarking and signage, checked and certified by a Registered Professional Engineer Queensland (RPEQ-Civil) generally in accordance with Plan of Development Stage 4 & 7 Allotment Layout, prepared by RPS, 102361-56 Rev C dated 03.05.2012, Amended in Red 18 September 2012;	a) Prior to commencement of works for each stage

CONDITIONS	TIMING
- Plan of Development Stage 6 Allotment Layout, prepared by RPS, 102361-55 Rev C, dated 03.05.2012, Amended in Red 18 September 2012; and - Gladstone City Council's "Roads and Transport Standard – 2005 and "Standard Conditions for Reconfiguring a Lot" and ULDA Practice Note No. 12 - Rear Lanes: design and development. b) Construct the works in accordance with part a) of this condition. c) Submit to the ULDA Principal Engineer – Development Assessment, 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 for each stage c) Prior to survey plan endorsement for each stage
15. Roadworks – Internal (Lots 404-407 and 417-421) a) Submit to the ULDA for compliance endorsement detailed engineering design/construction drawings for the new access proposed for Lots 404-407 and 417-421 generally in accordance with Plan of Development Stage 6 Allotment Layout, prepared by RPS, 102361-55 Rev C, dated 03.05.2012, Amended in Red 18 September 2012 and Gladstone City Council's "Roads and Transport Standard – 2005 and "Standard Conditions for Reconfiguring a Lot". b) Construct the works in accordance with part a) of this condition. c) Submit to the ULDA Principal Engineer – Development Assessment, 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 for Stage 6 b) Prior to survey plan endorsement for each stage c) Prior to survey plan endorsement for each stage
16. Roadworks – External a) Submit to the ULDA Principal Engineer – Development Assessment for compliance endorsement detailed engineering design/construction drawings including road lighting for the intersection of the Southern Access Road and Harvey Road certified by a Registered Professional Engineer Queensland (RPEQ-Civil) generally in accordance with Figure 4.11 of Harvey Road Gladstone – Residential Subdivision Traffic Impact Assessment Report, prepared by Cardno Eppell Olsen, dated 27.07.2010 and Gladstone City Council's <i>Roads and Transport Standard 2005</i>. Physical medians shall be designed and installed to prevent unauthorised right turn movements from the Southern Access Road as required by the traffic impact assessment. b) Construct the works in accordance with part a) of this condition; c) Submit to the ULDA Principal Engineer – Development Assessment, 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	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

CONDITIONS	TIMING
completed in accordance with part b) of this condition.	
17. Soil Erosion and Sediment Control a) Submit to the ULDA Principal Engineer – Development Assessment 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 works for each stage b) At all times during construction
18. Street Lighting a) Submit to the ULDA Principal Engineer – Development Assessment 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 Effects of Outdoor Lighting and AS1158:2005</i> to all roads and laneways, including footpaths/bikeways within and bounding the subdivision by a Registered Professional Engineer Queensland (RPEQ) pre-qualified by the electricity supplier. b) Construct the works in accordance with part a) of this condition.	a) Prior to commencement of works for each stage b) Prior to survey plan endorsement for each stage
19. 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 for each stage
20. 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 for each stage
21. Broadband Provide infrastructure within the development to accommodate NBN services in accordance with NBN Co Limited <i>New Developments: Deployment of the NBN Co Conduit and Pit Network – Guidelines for Developers</i>, Doc. No NBN-TE-CTO-194, issue date 1st April 2011.	Prior to survey plan endorsement for each stage
22. Streetscape Works a) Submit to the ULDA for compliance endorsement detailed Landscape Plans certified by a suitably qualified (AILSA) landscape architect for landscape works including street trees within the proposed road reserves.	a) Prior to commencement of works for each stage

CONDITIONS	TIMING
All streetscape plantings must be in accordance with Council's preferred landscape plant list. The plans shall, where appropriate, document the following: Existing site conditions. - Existing site contours or levels New Works - Provision of a lock-rail access point (positioned at a level and logical point) and associated vehicular crossover to each road frontage to adjoining parkland. - Details of laneway surface treatments - Turfing of road verges - Provision of plant schedule listing all proposed plants by botanical name, quantity and size at time of planting. b) Construct landscape works 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.	b) Prior to survey plan endorsement for each stage c) As indicated for each stage d) As indicated for each stage
23. Landscape Works – Detention Basin (Lot 2003) a) Submit to the ULDA for compliance endorsement detailed Landscape Plans certified by a suitably qualified landscape architect for landscaping and improvement works on proposed Lot 2003. The plans, where appropriate shall document the following: Existing site conditions. - Existing site contours or levels - Location of existing under- and above-ground services (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 reserve 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 basin, including cross-sections and descriptions. - Provision for vehicle barriers/bollards along frontage to prevent unauthorised vehicular access. - Provision of a lock-rail access point (positioned at a level and logical point) and associated vehicular crossover to basin road frontage. - Surface treatments, including the preparation of all open ground to ensure that it is topsoiled, grassed and suitable for mowing. Grassing is to achieve 80% coverage at the time of On Maintenance inspection.	a) Prior to commencement of works for the relevant stage

CONDITIONS	TIMING
▪ 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 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 landscape, 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 "drainage reserve" Lot 2003 indicated on the approved Plan of Subdivision Stage 4 & 7 Allotment Layout, prepared by RPS, 102361 – 53 Rev C, dated 03.05.2012, Amended in Red 18 September 2012.	b) Prior to survey plan endorsement for the relevant stage c) As indicated d) As indicated e) Prior to commencement of use
24. 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 for each stage
25. 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 for each stage
26. Acoustic treatments a) Submit to the ULDA Principal Engineer written confirmation that all dwellings erected in Stage 4 on proposed lots 300 to 307 adjacent Harvey Road shall be designed and constructed to comply with <i>AS 2107:2000, Acoustics – Recommended design sound levels and reverberation times for building interiors</i> and <i>AS 3671:1989 Acoustics – Road traffic noise intrusion – Building siting and construction</i> for category 2 and 3 buildings. b) All potential purchasers of lots 300 to 307 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 for the relevant stage b) As indicated
27. 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>S. 6.4 a) ULDA Certification Procedures Manual</i>.	Prior to commencement of site works for each stage
28. Post-Construction Certification Submit Post-Construction (Practical Completion) Certification in accordance with <i>S. 6.4 b) ULDA Certification Procedures Manual</i>, approved forms and "As Constructed" plans including an asset register, certified by a Registered	Prior to survey plan endorsement for each stage

CONDITIONS		TIMING													
	Professional Engineer Queensland (RPEQ), that the plans are a true record of the works "as constructed" are in accordance with the approved plans.														
29.	Infrastructure Contributions Stage 4 (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: 17 April 2012</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 35 lots (1 into 34 and a super lot)</td></tr><tr><td>Total Infrastructure Contribution</td><td>\$980,000</td></tr></table> Note: The above Infrastructure Charges (IC) calculations may be subject to offsets where approved in writing by the ULDA.	Column 1 Charge Area	Column 2 Infrastructure Charge in a residential zone	Charge area 1	\$28,000 / lot x 35 lots (1 into 34 and a super lot)	Total Infrastructure Contribution	\$980,000	Prior to Stage 4 survey plan endorsement							
Column 1 Charge Area	Column 2 Infrastructure Charge in a residential zone														
Charge area 1	\$28,000 / lot x 35 lots (1 into 34 and a super lot)														
Total Infrastructure Contribution	\$980,000														
30.	Infrastructure Contributions Stage 4 (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: 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.	Prior to endorsement of Community Management Statement or commencement of use whichever comes first													
31.	Infrastructure Contributions Stage 6 (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: 17 April 2012</i>, which is as follows: <table><tr><td colspan="3">Table 2 - Adopted charge for reconfiguring a lot</td></tr><tr><td>Column 1 - Charge Area</td><td colspan="2">Column 2 - Infrastructure Charge in a residential zone</td></tr><tr><td>Charge area 1</td><td>\$28,000/lot x 57 lots (63 residential lots minus 6 material change of use (residential dwelling unit) lots)</td><td>\$1,596,000</td></tr></table> <table><tr><td colspan="2">Table 3 - Adopted charge for residential development</td></tr><tr><td>Residential Use –</td><td>Adopted infrastructure charge for residential</td></tr></table>	Table 2 - Adopted charge for reconfiguring a lot			Column 1 - Charge Area	Column 2 - Infrastructure Charge in a residential zone		Charge area 1	\$28,000/lot x 57 lots (63 residential lots minus 6 material change of use (residential dwelling unit) lots)	\$1,596,000	Table 3 - Adopted charge for residential development		Residential Use –	Adopted infrastructure charge for residential	Prior to Stage 6 survey plan endorsement
Table 2 - Adopted charge for reconfiguring a lot															
Column 1 - Charge Area	Column 2 - Infrastructure Charge in a residential zone														
Charge area 1	\$28,000/lot x 57 lots (63 residential lots minus 6 material change of use (residential dwelling unit) lots)	\$1,596,000													
Table 3 - Adopted charge for residential development															
Residential Use –	Adopted infrastructure charge for residential														

CONDITIONS			TIMING								
	<table><tr><td>Charge area 1</td><td colspan="2">development (\$/dwelling unit)</td></tr><tr><td>1 or 2 bedroom dwelling</td><td>\$20,000/dwelling x 6 dwelling units (Lots 404-405, 427-428 and 443-444)</td><td>\$120,000</td></tr><tr><td colspan="2">Total Infrastructure Contribution</td><td>\$1,716,000</td></tr></table> Note: The above Infrastructure Charges (IC) calculations may be subject to offsets where approved in writing by the ULDA.	Charge area 1	development (\$/dwelling unit)		1 or 2 bedroom dwelling	\$20,000/dwelling x 6 dwelling units (Lots 404-405, 427-428 and 443-444)	\$120,000	Total Infrastructure Contribution		\$1,716,000	
Charge area 1	development (\$/dwelling unit)										
1 or 2 bedroom dwelling	\$20,000/dwelling x 6 dwelling units (Lots 404-405, 427-428 and 443-444)	\$120,000									
Total Infrastructure Contribution		\$1,716,000									
32.	Infrastructure Contributions Stage 6 (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: 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.	Prior to endorsement of Community Management Statement or commencement of use whichever comes first									
33.	Infrastructure Contributions Stage 7 (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: 17 April 2012</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 19 lots (1 into 18 and a super lot)</td></tr><tr><td>Total Infrastructure Contribution</td><td>\$532,000</td></tr></table> Note: The above Infrastructure Charges (IC) calculations may be subject to offsets where approved in writing by the ULDA.	Column 1 Charge Area	Column 2 Infrastructure Charge in a residential zone	Charge area 1	\$28,000 / lot x 19 lots (1 into 18 and a super lot)	Total Infrastructure Contribution	\$532,000	Prior to Stage 7 survey plan endorsement			
Column 1 Charge Area	Column 2 Infrastructure Charge in a residential zone										
Charge area 1	\$28,000 / lot x 19 lots (1 into 18 and a super lot)										
Total Infrastructure Contribution	\$532,000										
34.	Infrastructure Contributions Stage 7 (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: 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.	Prior to endorsement of Community Management Statement or commencement of use whichever comes first									

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 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.

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 ****