

DEV2012/264

5 November 2013

Department of  
**State Development,  
Infrastructure and Planning**

Mr Tyson Quig  
Development Manager  
Economic Development Queensland  
GPO BOX 2202  
BRISBANE QLD 4001

Dear Mr Quig

**SECTION 99 CHANGE TO A PDA DEVELOPMENT APPROVAL FOR A PDA  
DEVELOPMENT PERMIT FOR A RECONFIGURING A LOT – STAGED  
SUBDIVISION (STAGES 4, 4B, 6, 7A & 7B) AT 2 HARVEY ROAD, CLINTON  
DESCRIBED AS LOT 896 ON SP261771**

On 5 November 2013 the Minister for Economic Development (MEDQ) approved the application to change the Priority Development Area (PDA) development approval pursuant to s.99 of the *Economic Development Act 2012*. The MEDQ has decided to grant all of the change to the PDA development approval applied for subject to PDA development conditions set out in the attached PDA Development Approval Package.

The PDA development application and the decision notice can also be viewed in the MEDQ Development Approvals Register via the Department of State Development, Infrastructure and Planning website <http://edq.qld.gov.au/infrastructure-and-planning/priority-development-area-development-approvals.html>

Should you have any queries in relation to the decision notice, please do not hesitate to contact Zoe Boal on 3174 0206.

Yours Sincerely



Patrick Atkinson  
**Director – Development Assessment Division**



## PDA Decision Notice – Approval

| Site information                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                 |
|-----------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|
| Name of priority development area (PDA) | Clinton                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                 |
| Site address                            | 2 Harvey Road, Clinton                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                 |
| Lot on plan description                 | Lot number                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Lot description |
|                                         | Lot 896                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | SP261771        |
|                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                 |
|                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                 |
| PDA development application details     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                 |
| MEDQ reference number                   | DEV2012/264                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                 |
| Lodgement date                          | 19 June 2013                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                 |
| Type of application                     | <input type="checkbox"/> New development involving:- <ul style="list-style-type: none"> <li><input type="checkbox"/> Material change of use               <ul style="list-style-type: none"> <li><input type="checkbox"/> Preliminary approval</li> <li><input type="checkbox"/> Development permit</li> </ul> </li> <li><input type="checkbox"/> Reconfiguring a lot               <ul style="list-style-type: none"> <li><input type="checkbox"/> Preliminary approval</li> <li><input type="checkbox"/> Development permit</li> </ul> </li> <li><input type="checkbox"/> Operational work               <ul style="list-style-type: none"> <li><input type="checkbox"/> Preliminary approval</li> <li><input type="checkbox"/> Development permit</li> </ul> </li> </ul> <input checked="" type="checkbox"/> Changing a PDA development approval<br><input type="checkbox"/> Extending the currency period of a PDA approval |                 |
| Description of proposal applied for     | Staged subdivision of 1 into 18 residential lots (Stage 4), 1 into 13 residential lots (Stage 4B), 1 into 63 residential lots and new road (Stage 6), 1 into 9 residential lots (Stage 7A) and 1 into 27 residential lots and 1 open space lot (Stage 7B) with Plan of Development and associated operational works (roads, drainage, water, sewerage, landscape).                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                 |



**PDA development approval details**

|                         |                                                                                                                                                           |
|-------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------|
| Decision of the MEDQ    | The MEDQ has decided to grant all of the PDA development approval applied for, subject to PDA development conditions forming part of this decision notice |
| Original Decision date  | 24 September 2012                                                                                                                                         |
| Change to approval date | 5 November 2013                                                                                                                                           |
| Currency period         | 4 years from original decision date                                                                                                                       |

**Plans and specification**

The plans and specifications approved by the MEDQ and referred to in the PDA development conditions concerning the PDA development approval are detailed below.

| Approved plans, reports and specifications |                                                                                                                   | Number                    | Date                                            |
|--------------------------------------------|-------------------------------------------------------------------------------------------------------------------|---------------------------|-------------------------------------------------|
| 1.                                         | Plan of Subdivision Stage 4, 4B, 7A & 7B Allotment Layout, prepared by RPS                                        | 102361 - 53 Rev M         | 25 October 2013, Amended in Red 1 November 2013 |
| 2.                                         | Plan of Development Stage 4, 4B, 7A & 7B Allotment Layout, prepared by RPS                                        | 102361 – 56 Rev M         | 25 October 2013, Amended in Red 1 November 2013 |
| 3.                                         | Indicative Carparking Stage 4, 4B, 7A & 7B Allotment Layout, prepared by RPS                                      | 102361 – 59 Rev M         | 25 October 2013, Amended in Red 1 November 2013 |
| 4.                                         | Plan of Subdivision Stage 6 Allotment Layout, prepared by RPS                                                     | 102361 – 52 Rev C         | 3 May 2012                                      |
| 5.                                         | Plan of Development Stage 6 Allotment Layout, prepared by RPS                                                     | 102361 – 55 Rev C         | 3 May 2012, Amended in Red 18 September 2012    |
| 6.                                         | Hill Close 406-407 and 441-442 Concept Floor Plan, prepared by Mondo Architects                                   | P369-001 Rev A            | 25 June 2012, Amended in Red 18 September 2012  |
| 7.                                         | Hill Close DA Concepts – Lots 406-407 and 441-442, prepared by Mondo Architects                                   | 000-101                   | Amended in Red 18 September 2012                |
| 8.                                         | Hill Close 388-389, 404-405, 427-428 and 443-444 Concept Floor Plan, prepared by Mondo Architects                 | P386-001 Rev A            | 26 June 2012, Amended in Red 18 September 2012  |
| 9.                                         | Hill Close 388-389, 404-405, 427-428 and 443-444 Concept Elevations, prepared by Mondo Architects                 | P386-201 Rev A            | 26 June 2012, Amended in Red 18 September 2012  |
| 10.                                        | Stage 4B – Hill Close DA Concepts (Lots 471-476) - Concept Plan, prepared by Mondo Architects                     | P-101                     | 1 May 2013, Amended in Red 1 November 2013      |
| 11.                                        | Stage 4B – Hill Close DA Concepts (Lots 471-476) - Elevations, prepared by Mondo Architects                       | P-201                     | 1 May 2013, Amended in Red 1 November 2013      |
| 12.                                        | Stage 4B – Hill Close DA Concepts (Lots 302-305) - Concept Plan, prepared by Mondo Architects                     | P-102                     | 1 May 2013, Amended in Red 1 November 2013      |
| 13.                                        | Stage 4B – Hill Close DA Concepts (Lots 471-476) - Elevations, prepared by Mondo Architects                       | P-202                     | 1 May 2013, Amended in Red 1 November 2013      |
| 14.                                        | Harvey Road Gladstone – Residential Subdivision Traffic Impact Assessment Report, prepared by Cardno Eppell Olsen | CEB06104 270710 wl/jg/snm | 27 July 2010                                    |



|     |                                                                         |                          |                                                  |
|-----|-------------------------------------------------------------------------|--------------------------|--------------------------------------------------|
| 15. | Hill Close Estate – Stages Q100 Stormwater Drainage, prepared by Cardno | R122207-47-SK02<br>Rev A | 30 April 2012, Amended in<br>Red 1 November 2013 |
|-----|-------------------------------------------------------------------------|--------------------------|--------------------------------------------------|

| CONDITIONS |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | TIMING                                                                                                                                       |
|------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------|
| 1.         | <p><b>Carry out the approved development</b></p> <p>Carry out the approved development generally in accordance with the approved plans/drawing and/or documents.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Prior to survey plan endorsement for each stage                                                                                              |
| 2.         | <p><b>Complete all Operational Works</b></p> <p>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.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Prior to survey plan endorsement for each stage                                                                                              |
| 3.         | <p><b>Maintain the Approved Development</b></p> <p>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 DSDIP or other approval required by the conditions.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | As indicated for each stage                                                                                                                  |
| 4.         | <p><b>Affordable Housing</b></p> <p>Submit to the DSDIP Development Assessment Division an estimate of how across the entire PDA:</p> <ol style="list-style-type: none"> <li>a minimum of 60% of all dwellings available for purchase at or below the medium house price for Gladstone will be delivered; and</li> <li>minimum of 50% of all dwellings available to purchase or rent to low to moderate income households for Gladstone will be delivered.</li> </ol>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Prior to survey plan endorsement for each stage                                                                                              |
| 5.         | <p><b>Construction Management Plan</b></p> <ol style="list-style-type: none"> <li>Submit to the DSDIP Development Assessment Division a site based construction management plan that will include but not be limited to: <ul style="list-style-type: none"> <li>the management of traffic around and through the site during and outside of construction work hours;</li> <li>parking and materials delivery during and outside of construction hours of work;</li> <li>the management of sedimentation, erosion and dust generated from the site during and outside construction work hours;</li> <li>management of groundwater and surface water collection, treatment and disposal to accepted environmental standards;</li> <li>management of contaminated soils, including removal, treatment and replacement in accordance with site remediation plans prepared and approved specifically for this site, if needed.</li> </ul> <p>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.</p> </li> </ol> | <ol style="list-style-type: none"> <li>Prior to commencement of site works for each stage</li> <li>At all times during site works</li> </ol> |



| CONDITIONS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | TIMING                                                                                                                                                                                              |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>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.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                     |
| <p><b>6. Water Reticulation – Internal</b></p> <p>a) Submit to the DSDIP Development Assessment Division 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 WSA Water Supply Code of Australia - 2002;</p> <p>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.</p> <p>c) Submit to the DSDIP Development Assessment Division 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.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | <p>a) Prior to commencement of works for each stage</p> <p>b) Prior to survey plan endorsement for each stage</p> <p>c) Prior to survey plan endorsement for each stage</p>                         |
| <p><b>7. Water Reticulation – External</b></p> <p>a) Submit to the DSDIP Development Assessment Division 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 WSA Water Supply Code of Australia – 2002 for the following works:</p> <ul style="list-style-type: none"> <li>• Upgrade to 150ND the 100ND main from Lady Elliot Court along Keppel Avenue to the walkway;</li> <li>• Upgrade to 150ND the 100ND main from the 200ND main on Dawson Highway along Lady Elliot Court to Keppel Avenue</li> </ul> <p>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.</p> <p>c) Submit to the DSDIP Development Assessment Division 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.</p> <p><b>Advice:</b></p> <p>(i) <i>The water infrastructure proposed in this condition may be eligible for full or partial offset against Municipal infrastructure contributions.</i></p> <p>(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></p> | <p>a) Prior to commencement of works for the relevant stage</p> <p>b) Prior to survey plan endorsement for the relevant stage</p> <p>c) Prior to survey plan endorsement for the relevant stage</p> |

| CONDITIONS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | TIMING                                                                                                                                                                          |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p><b>8. Sewer Reticulation</b></p> <p>a) Submit to the DSDIP Development Assessment Division 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>";</p> <p>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.</p> <p>c) Submit to the DSDIP Development Assessment Division 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.</p>                                                                                                                                         | <p>a) Prior to commencement of works for each stage</p> <p>b) Prior to survey plan endorsement for each stage</p> <p>c) Prior to survey plan endorsement for each stage</p>     |
| <p><b>9. Stormwater Management (Quantity &amp; Quality)</b></p> <p>a) Submit to the DSDIP Development Assessment Division 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></p> <p>b) Construct the works in accordance with part a) of this condition.</p> <p>c) Submit to the DSDIP Development Assessment Division 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.</p> | <p>a) Prior to commencement of the works for each stage</p> <p>b) Prior to survey plan endorsement for each stage</p> <p>c) Prior to survey plan endorsement for each stage</p> |
| <p><b>10. Stormwater Management (Quantity) – Proposed Detention Basin on Lot 2003</b></p> <p>The detention basin must generally be designed and constructed in accordance with QUDM 2008 and the following:</p> <p>(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.</p> <p>(b) Minimise the use of retaining walls where possible to preserve existing vegetation and/or reduce potential impacts of the development.</p> <p>(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</p> <p>(d) Basin floor must have minimum 1.5% fall from inlet to outlet or</p>                                                                                                                                                                              | <p>Prior to survey plan endorsement for the relevant stage</p>                                                                                                                  |



| CONDITIONS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | TIMING                                                                                                                                                                                              |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>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</p> <p>(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.</p> <p>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.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                     |
| <p><b>11. Stormwater Management – External Catchment Flows through Proposed Lot 2003</b></p> <p>a) Submit to the DSDIP Development Assessment Division 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.</p> <p>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.</p> <p>Submit to the DSDIP Development Assessment Division 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.</p> <p>b) Construct the works in accordance with part a) of this condition.</p> <p>c) Submit to the DSDIP Development Assessment Division, 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.</p> <p><b>Advice:</b></p> <p>(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.</p> <p>(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.</p> | <p>a) Prior to commencement of works for the relevant stage</p> <p>b) Prior to survey plan endorsement for the relevant stage</p> <p>c) Prior to survey plan endorsement for the relevant stage</p> |



| CONDITIONS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | TIMING                                                                                                                                                                      |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p><b>12. Easements over infrastructure – water supply, sewerage, drainage</b><br/> <b>Gladstone Regional Council (GRC) – Nominated Assessing Authority</b></p> <p>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.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | <p>Prior to survey plan endorsement for the relevant stage</p>                                                                                                              |
| <p><b>13. Filling and Excavation</b></p> <p>a) Submit to the DSDIP Development Assessment Division Principal Engineer a detailed earthworks plan and cross sections, checked and certified by a Registered Professional Engineer of Queensland (RPEQ-Civil).</p> <p>b) Submit to the DSDIP Development Assessment Division 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.</p> <p>c)</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | <p>a) Prior to the commencement of works for each stage</p> <p>b) Prior to survey plan endorsement for each stage</p>                                                       |
| <p><b>14. Roadworks – Internal</b></p> <p>a) Submit to the DSDIP Development Assessment Division 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</p> <ul style="list-style-type: none"> <li>• Plan of Development Stage 4, 4B, 7A &amp; 7B Allotment Layout, prepared by RPS, 102361 – 56 Rev M, dated 25 October 2013, Amended in Red 1 November 2013.</li> <li>• Plan of Development Stage 6 Allotment Layout, prepared by RPS, 102361-55 Rev C, dated 3 May 2012, Amended in Red 18 September 2012; and</li> <li>• <i>Gladstone City Council's "Roads and Transport Standard – 2005 and "Standard Conditions for Reconfiguring a Lot" and DSDIP Development Assessment Division - Practice Note No. 12 - Rear Lanes: design and development.</i></li> </ul> <p>b) Construct the works in accordance with part a) of this condition.</p> <p>c) Submit to the DSDIP Development Assessment Division 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.</p> | <p>a) Prior to commencement of works for each stage</p> <p>b) Prior to survey plan endorsement for each stage</p> <p>c) Prior to survey plan endorsement for each stage</p> |

| CONDITIONS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | TIMING                                                                                                                                                                                                                                             |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p><b>15. Roadworks – Internal (Lots 404-407 and 417-421)</b></p> <ul style="list-style-type: none"> <li>a) Submit to the DSDIP Development Assessment Division Principal Engineer 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".</li> <li>b) Construct the works in accordance with part a) of this condition.</li> <li>c) Submit to the DSDIP Development Assessment Division, 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.</li> </ul>                                                                                                                                                                                                                                                                          | <ul style="list-style-type: none"> <li>a) Prior to commencement of works for Stage 6</li> <li>b) Prior to survey plan endorsement for each stage</li> <li>c) Prior to survey plan endorsement for each stage</li> </ul>                            |
| <p><b>16. Roadworks – External</b></p> <ul style="list-style-type: none"> <li>a) Submit to the DSDIP Development Assessment Division Principal Engineer 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>.</li> </ul> <p>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.</p> <ul style="list-style-type: none"> <li>b) Construct the works in accordance with part a) of this condition;</li> <li>c) Submit to the DSDIP Development Assessment Division, 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.</li> </ul> | <ul style="list-style-type: none"> <li>a) Prior to commencement of works for the relevant stage</li> <li>b) Prior to survey plan endorsement for the relevant stage</li> <li>c) Prior to survey plan endorsement for the relevant stage</li> </ul> |



| CONDITIONS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | TIMING                                                                                                            |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------|
| <p><b>17. Soil Erosion and Sediment Control</b></p> <p>a) Submit to the DSDIP Development Assessment Division Principal Engineer an Erosion and Sediment Control (E&amp;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 &amp; Sediment Control – November 2008</i>.</p> <p>b) The E&amp;SC shall be closely monitored by a Registered Professional Engineer Queensland (RPEQ).</p>                                                                                                                                                             | <p>a) Prior to commencement of works for each stage</p> <p>b) At all times during construction</p>                |
| <p><b>18. Street Lighting</b></p> <p>a) Submit to the DSDIP Development Assessment Division Principal Engineer detailed public lighting design plans generally in accordance with the <i>Gladstone City Council – Roads and Transport Standard 2005</i>, <i>QTSC Group, Standard Conditions for the Provision of Public Lighting Services manual</i>, <i>AS 4282:1997 Control of the Obtrusive Effects of Outdoor Lighting</i> and <i>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.</p> <p>b) Construct the works in accordance with part a) of this condition.</p> | <p>a) Prior to commencement of works for each stage</p> <p>b) Prior to survey plan endorsement for each stage</p> |
| <p><b>19. Electricity Reticulation</b></p> <p>Submit to the DSDIP Development Assessment Division, either:</p> <p>a) Written evidence demonstrating that existing underground low-voltage electricity supply is available to the newly created lots; or</p> <p>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.</p>                                                                                                                                                                                                                                                                        | <p>Prior to survey plan endorsement for each stage</p>                                                            |
| <p><b>20. Telecommunications Services</b></p> <p>Submit to the DSDIP Development Assessment Division 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.</p>                                                                                                                                                                                                                                                                                                                                                                                                       | <p>Prior to survey plan endorsement for each stage</p>                                                            |
| <p><b>21. Broadband</b></p> <p>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 1<sup>st</sup> April 2011.</p>                                                                                                                                                                                                                                                                                                                                                                                                                  | <p>Prior to survey plan endorsement for each stage</p>                                                            |
| <p><b>22. Streetscape Works</b></p> <p>a) Submit to the DSDIP Development Assessment Division for</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | <p>a) Prior to commencement</p>                                                                                   |

| CONDITIONS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | TIMING                                                                                                                                                               |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>compliance endorsement detailed Landscape Plans certified by a suitably qualified (AILSA) landscape architect for landscape works including street trees within the proposed road reserves.</p> <p>All streetscape plantings must be in accordance with Council's preferred landscape plant list.</p> <p>The plans shall, where appropriate, document the following:</p> <p>Existing site conditions.</p> <ul style="list-style-type: none"> <li>▪ Existing site contours or levels</li> </ul> <p><b>New Works</b></p> <ul style="list-style-type: none"> <li>▪ 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.</li> <li>▪ Details of laneway surface treatments</li> <li>▪ Turfing of road verges</li> <li>▪ Provision of plant schedule listing all proposed plants by botanical name, quantity and size at time of planting.</li> </ul> <p>b) Construct landscape works in accordance with part a) of this condition</p> <p>c) On Maintenance<br/>Provide 12 months maintenance to the parks, commencing on receipt of written confirmation from the DSDIP Development Assessment Division that works are satisfactory.</p> <p>d) Off Maintenance Inspection<br/>On completion of the 12 months maintenance period, contact the DSDIP Development Assessment Division, Principal Engineer to arrange an Off Maintenance inspection.</p> | <p>of works for each stage</p> <p>b) Prior to survey plan endorsement for each stage</p> <p>c) As indicated for each stage</p> <p>d) As indicated for each stage</p> |
| <p><b>23. Landscape Works – Detention Basin (Lot 2003)</b></p> <p>a) Submit to the DSDIP Development Assessment Division for compliance endorsement detailed Landscape Plans certified by a suitably qualified landscape architect for landscaping and improvement works on proposed Lot 2003.</p> <p>The plans, where appropriate shall document the following:</p> <p>Existing site conditions.</p> <ul style="list-style-type: none"> <li>▪ Existing site contours or levels</li> <li>▪ Location of existing under- and above-ground services (eg. drainage, water reticulation, sewerage, electricity, gas, telecommunications etc.).</li> <li>▪ Removal of weed species, barbed wire, building materials, rubbish, debris and other obstacles which may present a public liability risk.</li> <li>▪ Location and description of existing fencing and retaining walls within and abutting the park.</li> </ul> <p><b>Site Preparation</b></p> <ul style="list-style-type: none"> <li>▪ Proposed finished levels, including sections across and through the reserve at critical points (eg. Interface with roads or water bodies, retaining walls or batters).</li> </ul>                                                                                                                                                                                                                                                                                  | <p>a) Prior to commencement of works for the relevant stage</p>                                                                                                      |



| CONDITIONS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | TIMING                                                                                                                                                 |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p><b>New Works</b></p> <ul style="list-style-type: none"> <li>▪ Location of proposed drainage and stormwater works within the basin, including cross-sections and descriptions.</li> <li>▪ Provision for vehicle barriers/bollards along frontage to prevent unauthorised vehicular access.</li> <li>▪ Provision of a lock-rail access point (positioned at a level and logical point) and associated vehicular crossover to basin road frontage.</li> <li>▪ 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.</li> <li>▪ Provision of plant schedule listing all proposed plants by botanical name, quantity and size at time of planting.</li> </ul> <p>b) Construct landscape works<br/>Submit to the DSDIP Development Assessment Division certification from a suitably qualified landscape architect that all landscape works have been inspected and constructed in accordance with part a) of this condition</p> <p>c) On Maintenance<br/>Provide 12 months maintenance to the landscape, commencing on receipt of written confirmation from the DSDIP Development Assessment Division that works are satisfactory.</p> <p>d) Off Maintenance Inspection<br/>On completion of the 12 months maintenance period, contact the DSDIP Development Assessment Division, Principal Engineer to arrange an Off Maintenance inspection.</p> <p>e) Transfer and surrender to the Crown<br/>Transfer and surrender to the Crown as "drainage reserve" Lot 2003 indicated on the approved Plan of Subdivision Stage 4, 4B, 7A &amp; 7B Allotment Layout, prepared by RPS, 102361 - 53 Rev M, dated 25 October 2013, Amended in Red 1 November 2013.</p> | <p>b) Prior to survey plan endorsement for the relevant stage</p> <p>c) As indicated</p> <p>d) As indicated</p> <p>e) Prior to commencement of use</p> |
| <p><b>24. Permanent Survey Marks</b></p> <p>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).</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | <p>Prior to survey plan endorsement for each stage</p>                                                                                                 |
| <p><b>25. Connection to Permanent Survey Marks</b></p> <p>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.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | <p>Prior to survey plan endorsement for each stage</p>                                                                                                 |
| <p><b>26. Acoustic treatments</b></p> <p>a) Submit to the DSDIP Development Assessment Division 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 AS 2107:2000, <i>Acoustics – Recommended design sound levels and reverberation times for building interiors</i> and AS 3671:1989</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | <p>a) Prior to survey plan endorsement for the relevant stage</p>                                                                                      |

| CONDITIONS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | TIMING                                                                                   |  |                         |                                                         |               |                          |                                   |                  |                                                                                          |  |                         |                                                         |               |                          |                                   |                  |                                                              |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------|--|-------------------------|---------------------------------------------------------|---------------|--------------------------|-----------------------------------|------------------|------------------------------------------------------------------------------------------|--|-------------------------|---------------------------------------------------------|---------------|--------------------------|-----------------------------------|------------------|--------------------------------------------------------------|
| <p><i>Acoustics – Road traffic noise intrusion – Building siting and construction for category 2 and 3 buildings.</i></p> <p>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.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | <p>b) As indicated</p>                                                                   |  |                         |                                                         |               |                          |                                   |                  |                                                                                          |  |                         |                                                         |               |                          |                                   |                  |                                                              |
| <p><b>27. Pre-Construction Certification</b></p> <p>No work shall commence until the DSDIP Development Assessment Division acknowledges in writing receipt of certification package(s) from the Project Coordinator in accordance with S. 6.4 a) <i>DSDIP Certification Procedures Manual</i>.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | <p>Prior to commencement of site works for each stage</p>                                |  |                         |                                                         |               |                          |                                   |                  |                                                                                          |  |                         |                                                         |               |                          |                                   |                  |                                                              |
| <p><b>28. Post-Construction Certification</b></p> <p>Submit Post-Construction (Practical Completion) Certification in accordance with S. 6.4 b) <i>DSDIP Certification Procedures Manual</i>, 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.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | <p>Prior to survey plan endorsement for each stage</p>                                   |  |                         |                                                         |               |                          |                                   |                  |                                                                                          |  |                         |                                                         |               |                          |                                   |                  |                                                              |
| <p><b>29. Infrastructure Contributions Stage 4 and 4B (Reconfiguring a Lot)</b></p> <p>Pay to the MEDQ 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 Adopted Infrastructure Charges Resolution (No. 2) – 2011 Former Gladstone City Local Government area - Amended: 17 April 2012, which is as follows:</p> <p><b>Stage 4</b></p> <table border="1" data-bbox="264 1285 1011 1505"> <tr> <th colspan="2">Table 2 – Adopted charge for reconfiguring a lot - Charge area 1 (in a residential zone)</th></tr> <tr> <td>Column 1<br/>Charge Area</td><td>Column 2<br/>Infrastructure Charge in a residential zone</td></tr> <tr> <td>Charge area 1</td><td>\$28,000 / lot x 18 lots</td></tr> <tr> <td>Total Infrastructure Contribution</td><td><b>\$504,000</b></td></tr> </table> <p><b>Note:</b><br/>The above Infrastructure Charges (IC) calculations may be subject to offsets where approved in writing by the ULDA.</p> <p><b>Stage 4B</b></p> <table border="1" data-bbox="264 1688 1050 1908"> <tr> <th colspan="2">Table 2 – Adopted charge for reconfiguring a lot - Charge area 1 (in a residential zone)</th></tr> <tr> <td>Column 1<br/>Charge Area</td><td>Column 2<br/>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><b>\$364,000</b></td></tr> </table> <p><b>Note:</b><br/>The above Infrastructure Charges (IC) calculations may be subject to offsets where approved in writing by the ULDA.</p> | Table 2 – Adopted charge for reconfiguring a lot - Charge area 1 (in a residential zone) |  | Column 1<br>Charge Area | Column 2<br>Infrastructure Charge in a residential zone | Charge area 1 | \$28,000 / lot x 18 lots | Total Infrastructure Contribution | <b>\$504,000</b> | Table 2 – Adopted charge for reconfiguring a lot - Charge area 1 (in a residential zone) |  | Column 1<br>Charge Area | Column 2<br>Infrastructure Charge in a residential zone | Charge area 1 | \$28,000 / lot x 13 lots | Total Infrastructure Contribution | <b>\$364,000</b> | <p>Prior to Stage 4 and Stage 4B survey plan endorsement</p> |
| Table 2 – Adopted charge for reconfiguring a lot - Charge area 1 (in a residential zone)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                          |  |                         |                                                         |               |                          |                                   |                  |                                                                                          |  |                         |                                                         |               |                          |                                   |                  |                                                              |
| Column 1<br>Charge Area                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Column 2<br>Infrastructure Charge in a residential zone                                  |  |                         |                                                         |               |                          |                                   |                  |                                                                                          |  |                         |                                                         |               |                          |                                   |                  |                                                              |
| Charge area 1                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | \$28,000 / lot x 18 lots                                                                 |  |                         |                                                         |               |                          |                                   |                  |                                                                                          |  |                         |                                                         |               |                          |                                   |                  |                                                              |
| Total Infrastructure Contribution                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | <b>\$504,000</b>                                                                         |  |                         |                                                         |               |                          |                                   |                  |                                                                                          |  |                         |                                                         |               |                          |                                   |                  |                                                              |
| Table 2 – Adopted charge for reconfiguring a lot - Charge area 1 (in a residential zone)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                          |  |                         |                                                         |               |                          |                                   |                  |                                                                                          |  |                         |                                                         |               |                          |                                   |                  |                                                              |
| Column 1<br>Charge Area                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Column 2<br>Infrastructure Charge in a residential zone                                  |  |                         |                                                         |               |                          |                                   |                  |                                                                                          |  |                         |                                                         |               |                          |                                   |                  |                                                              |
| Charge area 1                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | \$28,000 / lot x 13 lots                                                                 |  |                         |                                                         |               |                          |                                   |                  |                                                                                          |  |                         |                                                         |               |                          |                                   |                  |                                                              |
| Total Infrastructure Contribution                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | <b>\$364,000</b>                                                                         |  |                         |                                                         |               |                          |                                   |                  |                                                                                          |  |                         |                                                         |               |                          |                                   |                  |                                                              |



| CONDITIONS                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | TIMING                                                                                              |  |  |                        |                                                        |  |               |                                                                                                              |             |                                                      |  |  |                                 |                                                                              |  |                         |                                                                          |           |                                          |  |                    |                                          |
|------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------|--|--|------------------------|--------------------------------------------------------|--|---------------|--------------------------------------------------------------------------------------------------------------|-------------|------------------------------------------------------|--|--|---------------------------------|------------------------------------------------------------------------------|--|-------------------------|--------------------------------------------------------------------------|-----------|------------------------------------------|--|--------------------|------------------------------------------|
| 30.                                                  | <p><b>Infrastructure Contributions Stage 4 and 4B (Multiple Residential Dwellings – Lots Accommodating more than a Single Unit Dwelling)</b></p> <p>Pay to the MEDQ a monetary contribution towards the cost of the provision of essential infrastructure. <i>The contribution will be calculated at the time of payment as follows:</i></p> <p><i>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.</i></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Prior to endorsement of Community Management Statement or commencement of use whichever comes first |  |  |                        |                                                        |  |               |                                                                                                              |             |                                                      |  |  |                                 |                                                                              |  |                         |                                                                          |           |                                          |  |                    |                                          |
| 31.                                                  | <p><b>Infrastructure Contributions Stage 6 (Reconfiguring a Lot)</b></p> <p>Pay to the MEDQ a monetary contribution towards the cost of the provision of essential infrastructure at the rate applicable at the time of payment.</p> <p>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:</p> <p><b>Stage 6</b></p> <table><tr><th colspan="3">Table 2 - Adopted charge for reconfiguring a lot</th></tr><tr><th>Column 1 - Charge Area</th><th colspan="2">Column 2 - Infrastructure Charge in a residential zone</th></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><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>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"><b>Total Infrastructure Contribution</b></td><td><b>\$1,716,000</b></td></tr></table> <p><b>Note:</b><br/><i>The above Infrastructure Charges (IC) calculations may be subject to offsets where approved in writing by the MEDQ.</i></p> | 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 – Charge area 1 | Adopted infrastructure charge for residential 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 | <b>Total Infrastructure Contribution</b> |  | <b>\$1,716,000</b> | 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 – Charge area 1                      | Adopted infrastructure charge for residential 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                                                                                           |  |  |                        |                                                        |  |               |                                                                                                              |             |                                                      |  |  |                                 |                                                                              |  |                         |                                                                          |           |                                          |  |                    |                                          |
| <b>Total Infrastructure Contribution</b>             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | <b>\$1,716,000</b>                                                                                  |  |  |                        |                                                        |  |               |                                                                                                              |             |                                                      |  |  |                                 |                                                                              |  |                         |                                                                          |           |                                          |  |                    |                                          |
| 32.                                                  | <p><b>Infrastructure Contributions Stage 6 (Multiple Residential Dwellings – Lots Accommodating more than a Single Unit Dwelling)</b></p> <p>Pay to the MEDQ a monetary contribution towards the cost of the provision of essential infrastructure. <i>The contribution will be calculated at the time of payment as follows:</i></p> <p><i>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</i></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Prior to endorsement of Community Management Statement or commencement of use whichever comes first |  |  |                        |                                                        |  |               |                                                                                                              |             |                                                      |  |  |                                 |                                                                              |  |                         |                                                                          |           |                                          |  |                    |                                          |

| CONDITIONS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | TIMING                                                                                                     |  |                         |                                                         |               |                         |                                   |                  |                                                                                          |  |                         |                                                         |               |                                           |                                   |                  |                                                 |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------|--|-------------------------|---------------------------------------------------------|---------------|-------------------------|-----------------------------------|------------------|------------------------------------------------------------------------------------------|--|-------------------------|---------------------------------------------------------|---------------|-------------------------------------------|-----------------------------------|------------------|-------------------------------------------------|
| Queensland Roads and Bridges Construction Index.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                            |  |                         |                                                         |               |                         |                                   |                  |                                                                                          |  |                         |                                                         |               |                                           |                                   |                  |                                                 |
| <p><b>33. Infrastructure Contributions Stage 7A and 7B (Reconfiguring a Lot)</b></p> <p>Pay to the MEDQ 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 Adopted Infrastructure Charges Resolution (No. 2) – 2011 Former Gladstone City Local Government area - Amended: 17 April 2012, which is as follows:</p> <p><b>Stage 7A</b></p> <table border="1" data-bbox="268 640 1054 864"> <tr> <th colspan="2">Table 2 – Adopted charge for reconfiguring a lot - Charge area 1 (in a residential zone)</th></tr> <tr> <td>Column 1<br/>Charge Area</td><td>Column 2<br/>Infrastructure Charge in a residential zone</td></tr> <tr> <td>Charge area 1</td><td>\$28,000 / lot x 9 lots</td></tr> <tr> <td>Total Infrastructure Contribution</td><td><b>\$252,000</b></td></tr> </table> <p><b>Note:</b><br/>The above Infrastructure Charges (IC) calculations may be subject to offsets where approved in writing by the ULDA.</p> <p><b>Stage 7B</b></p> <table border="1" data-bbox="268 1043 1054 1294"> <tr> <th colspan="2">Table 2 – Adopted charge for reconfiguring a lot - Charge area 1 (in a residential zone)</th></tr> <tr> <td>Column 1<br/>Charge Area</td><td>Column 2<br/>Infrastructure Charge in a residential zone</td></tr> <tr> <td>Charge area 1</td><td>\$28,000 / lot x 27 lots (1 into 27 lots)</td></tr> <tr> <td>Total Infrastructure Contribution</td><td><b>\$756,000</b></td></tr> </table> <p><b>Note:</b><br/>The above Infrastructure Charges (IC) calculations may be subject to offsets where approved in writing by the ULDA.</p> | Table 2 – Adopted charge for reconfiguring a lot - Charge area 1 (in a residential zone)                   |  | Column 1<br>Charge Area | Column 2<br>Infrastructure Charge in a residential zone | Charge area 1 | \$28,000 / lot x 9 lots | Total Infrastructure Contribution | <b>\$252,000</b> | Table 2 – Adopted charge for reconfiguring a lot - Charge area 1 (in a residential zone) |  | Column 1<br>Charge Area | Column 2<br>Infrastructure Charge in a residential zone | Charge area 1 | \$28,000 / lot x 27 lots (1 into 27 lots) | Total Infrastructure Contribution | <b>\$756,000</b> | <p>Prior to Stage 7 survey plan endorsement</p> |
| Table 2 – Adopted charge for reconfiguring a lot - Charge area 1 (in a residential zone)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                            |  |                         |                                                         |               |                         |                                   |                  |                                                                                          |  |                         |                                                         |               |                                           |                                   |                  |                                                 |
| Column 1<br>Charge Area                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Column 2<br>Infrastructure Charge in a residential zone                                                    |  |                         |                                                         |               |                         |                                   |                  |                                                                                          |  |                         |                                                         |               |                                           |                                   |                  |                                                 |
| Charge area 1                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | \$28,000 / lot x 9 lots                                                                                    |  |                         |                                                         |               |                         |                                   |                  |                                                                                          |  |                         |                                                         |               |                                           |                                   |                  |                                                 |
| Total Infrastructure Contribution                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | <b>\$252,000</b>                                                                                           |  |                         |                                                         |               |                         |                                   |                  |                                                                                          |  |                         |                                                         |               |                                           |                                   |                  |                                                 |
| Table 2 – Adopted charge for reconfiguring a lot - Charge area 1 (in a residential zone)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                            |  |                         |                                                         |               |                         |                                   |                  |                                                                                          |  |                         |                                                         |               |                                           |                                   |                  |                                                 |
| Column 1<br>Charge Area                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Column 2<br>Infrastructure Charge in a residential zone                                                    |  |                         |                                                         |               |                         |                                   |                  |                                                                                          |  |                         |                                                         |               |                                           |                                   |                  |                                                 |
| Charge area 1                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | \$28,000 / lot x 27 lots (1 into 27 lots)                                                                  |  |                         |                                                         |               |                         |                                   |                  |                                                                                          |  |                         |                                                         |               |                                           |                                   |                  |                                                 |
| Total Infrastructure Contribution                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | <b>\$756,000</b>                                                                                           |  |                         |                                                         |               |                         |                                   |                  |                                                                                          |  |                         |                                                         |               |                                           |                                   |                  |                                                 |
| <p><b>34. Infrastructure Contributions Stage 7A and 7B (Multiple Residential Dwellings – Lots Accommodating more than a Single Unit Dwelling)</b></p> <p>Pay to the MEDQ a monetary contribution towards the cost of the provision of essential infrastructure. <i>The contribution will be calculated at the time of payment as follows:</i></p> <p><i>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.</i></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | <p>Prior to endorsement of Community Management Statement or commencement of use whichever comes first</p> |  |                         |                                                         |               |                         |                                   |                  |                                                                                          |  |                         |                                                         |               |                                           |                                   |                  |                                                 |