



Department of Infrastructure,
Local Government and Planning

Our ref: DEV2012/264

12 September 2016

Economic Development Queensland
C/ Ms Prue Fitzgerald and Mr Wayne Window
RPS
PO Box 1559
FORTITUDE VALLEY QLD 4006

Dear Prue and Wayne

SECTION 102 APPROVAL TO EXTEND CURRENCY PERIOD FOR A DEVELOPMENT APPROVAL FOR RECONFIGURING A LOT - STAGED SUBDIVISION (STAGES 4, 4B, 6, 7A AND 7B) AT 2 HARVEY ROAD, CLINTON DESCRIBED AS LOT 896 ON SP261771 AND LOTS 388-450 ON SP261771 (PREVIOUSLY DESCRIBED AS LOT 897 ON SP257431 AND PRIOR TO THAT LOT 193 ON CTN1861)

On 21 July 2016, the Minister for Economic Development Queensland (MEDQ) received an application to extend the currency period for Priority Development Area (PDA) development approval DEV2012/264, pursuant to s.101 of the *Economic Development Act 2012*.

On 12 September 2016 the Minister for Economic Development Queensland (MEDQ) decided to approve the application to extend the currency period. The currency period is now due to expire on 20 September 2020.

Should you have any further questions with regard to this matter, please telephone Anne Edmonds on 3452 7189.

Yours sincerely

A handwritten signature in black ink, appearing to read "BG", followed by a small dot.

Beatriz Gomez
Director, EDQ Development Assessment

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	Plan description
	Lot 896	SP261771
	Lots 388-450	SP261771
PDA development application details		
DEV reference number	DEV2012/264	
'Properly made' date	21 July 2016	
Type of application	☐ New development involving:- ☐ Material change of use ☐ Preliminary approval ☐ Development permit ☐ Reconfiguring a lot ☐ Preliminary approval ☐ Development permit ☐ Operational work ☐ Preliminary approval ☐ Development permit ☒ Changing a PDA development approval ☒ Extending the currency period of a PDA approval	
Description of proposal applied for	Reconfiguring a Lot with a Plan of Development in stages, 1 lot into: Stage 4: 18 lots Stage 4B: 13 lots Stage 6: 63 lots Stage 7A: 9 lots Stage 7B: 28 lots Operational Works for roads, drainage, water, sewerage, and landscape.	

PDA development approval details

Decision of the MEDQ

The MEDQ has decided to grant all of the application to change the PDA development approval, subject to PDA development conditions forming part of this decision notice.

APPROVED CHANGES TO PLANS:

- **Stage 4B:** Amend Plan of Subdivision and Plan of Development to amend the:
 - Rear setback for Lots 301-303 from 0.5m to 5.5m.
 - Front setback requirements for urban allotments from 1.5m to 2.4m
 - Corner lots – secondary frontage setback for urban allotments from 2m to 1.5m
 - Footprint of the centre strip car parking on Quest Lane
- **Stage 7B:** Amend Plan of Subdivision and Plan of Development to:
 - Widen Spendrift Road from 16m to 19.5m road reserve.
 - Reduce lot sizes on Spendrift Road - Lots 455-459, 519-521, 2003 and 522-524.

APPROVED CHANGES TO CONDITIONS:

- Renumber conditions
- Amend all conditions to reference EDQ Development Assessment, DILGP instead of DSDIP Development Assessment Division
- Amend order of conditions to clearly identify conditions requiring works external to the PDA.
- Delete previous Condition 2: Complete all Operational Works and replace with Condition 2: Certification of Operational Works
- Amend Condition 5: Construction Management Plan
- Amend Condition 6: Water Reticulation
- Delete previous Condition 7: Water Reticulation – External and replace with Condition 25: Water Reticulation
- Delete previous Condition 8: Stormwater Management (Quantity & Quality) and Replace with Condition 9: Stormwater Management (Quantity & Quality)
- Delete previous Condition 10: Stormwater Management – External Catchment Flows through proposed Lot 2003 and replace with Condition 11: External Catchment Flows through proposed Lot 2003
- Delete previous Condition 14: Roadworks – Internal and replace with Condition 13: Roadworks
- Delete previous Condition 16: Roadworks External and replace with Condition 26: Roadworks – Harvey Road / Spindrift Road Intersection
- Insert Condition 27: Stormwater Reticulation
- Delete previous Condition 29: Infrastructure Contributions Stage 4 and 4B (Reconfiguring a Lot) and replace with Condition 28: Infrastructure Contributions Stage 4 and 4B (Reconfiguring a Lot)
- Delete previous Condition 30: Infrastructure Contributions Stage 4 and 4B (Multiple Residential Dwellings – Lots Accommodating more than a Single Unit Dwelling).
- Delete previous Condition 31: Infrastructure Contributions Stage 6 (Reconfiguring a Lot) and replace with Condition 30: Infrastructure Contributions Stage 6 (Reconfiguring a Lot)
- Delete previous Condition 32: Infrastructure Contributions Stage 6

	(Multiple Residential Dwellings – Lots Accommodating more than a Single Unit Dwelling) and replace with Condition 31: Infrastructure Contributions Stage 6 (Multiple Residential Dwellings – Lots Accommodating more than a Single Unit Dwelling). ▪ Delete previous Condition 33: Infrastructure Contributions Stage 7A and 7B (Reconfiguring a Lot) and replace with Condition 32: Infrastructure Contributions Stage 7A & 7B (Reconfiguring a Lot) ▪ Delete previous Condition 34: Infrastructure Contributions Stage 7A & 7B (Multiple Residential Dwellings – Lots Accommodating more than a Single Unit Dwelling) and replace with Condition 33: Infrastructure Contributions Stage 7A & 7B (Multiple Residential Dwellings – Lots Accommodating more than a Single Unit Dwelling).																																
Original Decision date	20 September 2012																																
1 st Change Decision date	5 November 2013																																
2 nd Change Decision date	12 September 2016																																
Currency period	8 years from original Decision date																																
Plans and documents																																	
The plans and documents approved by the MEDQ and referred to in the PDA development conditions concerning the PDA development approval are detailed below.																																	
<table><tr><th colspan="2">Approved plans and documents</th><th>Number</th><th>Date</th></tr><tr><td>1.</td><td>Plan of Subdivision Stage 4, 4B, 7A & 7B Allotment Layout, prepared by RPS</td><td>102361 - 53 Rev O</td><td>08 July 2016</td></tr><tr><td>2.</td><td>Plan of Development Stage 4, 4B, 7A & 7B Allotment Layout, prepared by RPS</td><td>102361 – 56 Rev O</td><td>08 July 2016, Amended in Red 2 September 2016</td></tr><tr><td>3.</td><td>Lots 304-306 – Terrace Ab – Site Plan, prepared by Mondo Architects</td><td>P031-001</td><td>25.11.11, Amended in Red 1 September 2016</td></tr><tr><td>4.</td><td>Lots 304-306 – Terrace Ab – Floor Plan, prepared by Mondo Architects</td><td>P031-101</td><td>25.11.11, Amended in Red 1 September 2016</td></tr><tr><td>5.</td><td>Hill Close Estate – Stages 4 to 7 Q100 Stormwater Drainage, prepared by Cardno</td><td>R122207-47-SK02 Rev A</td><td>30 April 2012, Amended in Red 2 September 2016</td></tr><tr><td>6.</td><td>Bio-retention Layout & Notes & Details Sheet 1, prepared by Bornhorst + Ward</td><td>C0360 Rev A</td><td>11/07/16</td></tr><tr><td>7.</td><td>Water Reticulation Layout Sheet 4, Prepared by Bornhorst + Ward</td><td>C0713 Rev A</td><td>11/07/2016, Amended in Red 2 September 2016</td></tr></table>		Approved plans and documents		Number	Date	1.	Plan of Subdivision Stage 4, 4B, 7A & 7B Allotment Layout, prepared by RPS	102361 - 53 Rev O	08 July 2016	2.	Plan of Development Stage 4, 4B, 7A & 7B Allotment Layout, prepared by RPS	102361 – 56 Rev O	08 July 2016, Amended in Red 2 September 2016	3.	Lots 304-306 – Terrace Ab – Site Plan, prepared by Mondo Architects	P031-001	25.11.11, Amended in Red 1 September 2016	4.	Lots 304-306 – Terrace Ab – Floor Plan, prepared by Mondo Architects	P031-101	25.11.11, Amended in Red 1 September 2016	5.	Hill Close Estate – Stages 4 to 7 Q100 Stormwater Drainage, prepared by Cardno	R122207-47-SK02 Rev A	30 April 2012, Amended in Red 2 September 2016	6.	Bio-retention Layout & Notes & Details Sheet 1, prepared by Bornhorst + Ward	C0360 Rev A	11/07/16	7.	Water Reticulation Layout Sheet 4, Prepared by Bornhorst + Ward	C0713 Rev A	11/07/2016, Amended in Red 2 September 2016
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7.	Water Reticulation Layout Sheet 4, Prepared by Bornhorst + Ward	C0713 Rev A	11/07/2016, Amended in Red 2 September 2016																														

Approved plans and documents		Number	Date
Plans and documents previously approved on 5 November 2013		Number	Date
1.	Plan of Subdivision Stage 6 Allotment Layout, prepared by RPS	102361 – 52 Rev C	3 May 2012
2.	Plan of Development Stage 6 Allotment Layout, prepared by RPS	102361 – 55 Rev C	3 May 2012, Amended in Red 18 September 2012
3.	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
4.	Hill Close DA Concepts – Lots 406-407 and 441-442, prepared by Mondo Architects	000-101	Amended in Red 18 September 2012
5.	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
6.	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
7.	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
8.	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
9.	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

ABBREVIATIONS

For the purposes of interpreting the PDA Development Conditions, the following is a list of abbreviations utilised:

1. **AILA** means a Landscape Architect registered by the Australian Institute of Landscape Architects.
2. **CPM** means Certification Procedures Manual, prepared by The Department of State Development, Infrastructure and Planning, September 2013 (as amended from time to time).
3. **Council** means Gladstone Regional Council.
4. **DILGP** means The Department of Infrastructure, Local Government and Planning.
5. **EDQ** means Economic Development Queensland.
6. **MEDQ** means The Minister of Economic Development Queensland.
7. **PDA** means Priority Development Area.
8. **POD** means Plan of Development.
9. **QUDM** means Queensland Urban Drainage Manual.
10. **RPEQ** means Registered Professional Engineer of Queensland.

PREAMBLE

The information contained in this preamble has been provided as advice only, and does not form part of the PDA Development Conditions. It has been is provided for the purpose of interpreting this PDA Development Approval, including the PDA Development Conditions.

1. STANDARD ADVICE

In order to lawfully undertake development, it may be necessary to obtain approvals other than this PDA development approval. For advice on other approvals that may be necessary in relation to your proposal, it is recommended that you seek professional advice.

2. WORKS EXTERNAL TO THE PDA

When a condition of this PDA development approval requires works external to the PDA, as identified under the heading “Engineering – External to the Priority Development Area”:

a) Definition of PDA-associated development

“PDA-associated development, for a priority development area, means development that is –

(a) declared to be PDA-associated development for the area under section 40C(1);
or

(b) identified as PDA-associated development for the area in the relevant development instrument for the area.”

(see schedule 1 of the Economic Development Act 2012)

b) Development external to the PDA that is not PDA-associated development

A condition of a PDA development approval may state that works external to the PDA are required as a result of the proposed development.

If those works are not identified as PDA-associated development in the relevant development instrument, or exempt works under the *Sustainable Planning Act 2009* or the *Sustainable Planning Regulation 2009*, then a further approval will be required by:

- i. **Declaration** of PDA-associated development by MEDQ under the process detailed in sections 40B and 40C of the *Economic Development Act 2012*; or
- ii. **Development approval** by the relevant local government authority or planning body, under the *Sustainable Planning Act 2009*.

3. COMPLIANCE ASSESSMENT

Where a condition of this PDA Development Approval requires compliance assessment, compliance assessment is required in accordance with the following:

a) The applicant must:

- i. pay to MEDQ at the time of submission the relevant fee for compliance assessment, including any third party peer review costs which will be charged on a 100% cost recovery basis. The compliance assessment fees are set out in the MEDQ’s development assessment fee schedule (as amended from time to time).
- ii. submit to MEDQ a duly completed compliance assessment form.
- iii. submit to MEDQ plans/supporting information as required under the relevant condition of approval.

b) Compliance assessment and endorsement by EDQ Development Assessment, DILGP is required prior to any work commencing.

- c) Compliance assessment and endorsement can be repeated where a different design or solution, to that already endorsed, is sought.
 - d) The process and timeframes that apply to compliance assessment are as follows:
 - i. the applicant liaises with EDQ Development Assessment, DILGP to determine the relevant plans/supporting information required to be submitted.
 - ii. the applicant submits plans/supporting information as required under the relevant condition of approval for compliance assessment.
 - iii. **within 20 business days** – EDQ Development Assessment, DILGP assesses the plans/supporting information and:
 - 1. if satisfied with the plans/supporting information as submitted – endorses the plans/supporting information and the condition of approval (or element of the condition) is determined to have been met; or
 - 2. if not satisfied with the plans/supporting information as submitted – notifies the applicant accordingly
 - iv. if the applicant is notified under iii.2. above, revised plans/supporting information are to be re-submitted to EDQ Development Assessment, DILGP **within 20 business days** from the date of the notice.
 - v. **within 20 business days** – EDQ Development Assessment, DILGP assesses the revised plans/supporting information and:
 - 1. if satisfied with the revised plans/supporting information – endorses the revised plans/supporting information and the condition of approval (or element of the condition) is determined to have been met; or
 - 2. if not satisfied with the revised plans/supporting information as submitted – notifies the applicant accordingly.
 - vi. if EDQ Development Assessment, DILGP is not satisfied that compliance has been achieved within **20 business days** – repeat steps iv. and v. above. If either party is not satisfied by the outcome of this process, that party can elect to enter into a mediation process with an independent mediator agreed to by both parties.
- Despite note vi. above, the condition of approval (or element of the condition) is determined to have been met only when EDQ Development Assessment, DILGP endorses relevant plans/supporting information.

PDA Development Conditions

No.	Condition	Timing
General		
1.	Carry out the approved development Carry out the approved development generally in accordance with the approved plans/drawing and/or documents.	Prior to survey plan endorsement for each stage
2.	Certification of Operational Works All operational works, for contributed assets, undertaken in accordance with this approval must comply with all requirements of and fulfil all responsibilities outlined in the Certification Procedures Manual. This condition applies to the following conditions: 6. Water Reticulation 7. Sewer Reticulation 8. Stormwater Management (Quantity & Quality) 9. Stormwater Management (Quantity) – Proposed Detention Basin on Lot 2003 10. Stormwater Management – External Catchment Flows through Proposed Lot 2003 12. Filling and Excavation 13. Roadworks 14. Roadworks (Lots 404-407 and 417-421) 15. Soil Erosion and Sediment Control 20. Streetscape Works 21. Landscape Works – Detention Basin (Lot 2003)	As required by the <i>Certification Procedures Manual</i>
3.	Maintain the Approved Development Maintain the approved development (including landscaping, parking, driveways and other external spaces) in accordance with the approved drawing(s) and /or documents, and any relevant DILGP or other approval required by the conditions.	As indicated for each stage
4.	Affordable Housing Submit to EDQ Development Assessment, DILGP an estimate of how across the entire PDA: a) a minimum of 60% of all dwellings available for purchase at or below the medium house price for Gladstone will be delivered; and b) minimum of 50% of all dwellings available to purchase or rent to low to moderate income households for Gladstone will be delivered.	Prior to survey plan endorsement for each stage

Engineering – Internal to the Priority Development Area		
5.	Construction Management Plan a) Submit to EDQ Development Assessment, DILGP a site based construction management plan prepared by the principal site contractor that will include but not be limited to: • the management of traffic around and through the site during and outside of construction work hours; • parking and materials delivery during and outside of construction hours of work; • the management of sedimentation, erosion and dust generated from the site during and outside construction work hours; • management of groundwater and surface water collection, treatment and disposal to accepted environmental standards; • management of contaminated soils, including removal, treatment and replacement in accordance with site remediation plans prepared and approved specifically for this site, if needed. 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.	a) Prior to commencement of site works for each stage b) At all times during site works
6.	Water Reticulation a) Submit to EDQ Development Assessment, DILGP water reticulation plans certified by a RPEQ generally designed in accordance with <i>the Capricorn Municipal Development Guidelines</i>. b) Construct the works in accordance with part a) of this condition and connect to Council's water reticulation network at no cost to Council. c) Submit to EDQ Development Assessment, DILGP in a format acceptable to Council as-constructed plans including an asset register, checked by a RPEQ, certifying that the works have been completed in accordance with parts a) and b) of this condition.	a) Prior to commencement of works for each stage b) Prior to survey plan endorsement for each stage c) Prior to survey plan endorsement for each stage
7.	Sewer Reticulation a) Submit to EDQ Development Assessment, DILGP sewerage reticulation plans certified by a RPEQ generally designed in accordance with the <i>Capricorn Municipal Development Guidelines</i>. b) Construct the works in accordance with part a) of this condition and connect to Council's sewer reticulation network at no cost to Council. c) Submit to EDQ Development Assessment, DILGP in a format acceptable to Council as-constructed plans	a) Prior to commencement of works for each stage b) Prior to survey plan endorsement for each stage c) Prior to survey plan endorsement for

	including an asset register, checked by a RPEQ, certifying that the works have been completed in accordance with part b) of this condition.	each stage
8.	Stormwater Management (Quantity & Quality) a) Submit to EDQ Development Assessment, DILGP detailed design plans and hydraulic calculations for quantity and quality checked and certified by a RPEQ in accordance with QUDM 2008), Queensland Urban Stormwater Quality Planning Guidelines (Central Coast North) and the <i>Capricorn Municipal Development Guidelines</i>. b) Construct the works in accordance with part a) of this condition. c) Submit to EDQ Development Assessment, DILGP in a format acceptable to Council as-constructed plans including an asset register, checked by a RPEQ, certifying that the works have been completed in accordance with part b) of this condition.	a) Prior to commencement of the works for each stage b) Prior to survey plan endorsement for each stage c) Prior to survey plan endorsement for each stage
9.	Stormwater Management (Quantity) – Proposed Detention Basin on Lot 2003 The detention basin must generally be designed and constructed in accordance with QUDM and the following: (a) Batter slopes must not exceed 1 in 6 other than where localised around an inlet or outlet structure where a maximum of 1 in 4 is acceptable. (b) Minimise the use of retaining walls where possible to preserve existing vegetation and/or reduce potential impacts of the development. (c) Incorporate 3.0m wide concrete maintenance access strip extending between road pavement and for either the trash rack/inlet sediment forebay or a screened outlet structure. (d) Basin floor must have minimum 1.5% fall from inlet to outlet or include the provision of low flow capture system such as invert sub-drainage infiltration coupled with collection pipes. Notwithstanding floor grade, the immediate area surrounding the outlet must include provision of low flow capture and disposal system. (e) Basin must be modelled to determine its performance over the full spectrum of possible flooding events up to and including PMF. This modelling must check for sensitivities to parameter selection and consequences. Rainwater tanks may not be used for mitigation of stormwater runoff and to form a case to reduce the existing requirements of traditional major/minor stormwater infrastructure.	Prior to survey plan endorsement for the relevant stage

10.	Stormwater Management – External Catchment Flows through Proposed Lot 2003 a) Submit to EDQ Development Assessment, DILGP detailed design plans and hydraulic calculations for the proposed stormwater infrastructure through proposed Lot 2003, including the proposed bio-retention/detention basin checked and certified by a RPEQ generally in accordance with QUDM and the following plans. i. Hill Close Estate – Stages 4 to 7 Q100 Stormwater Drainage, prepared by Cardno, R122207-47-SK02 Rev A, dated 30 April 2012, Amended in Red 2 September 2016; and ii. Bio-retention Layout & Notes & Details Sheet 1, prepared by Bornhorst + Ward, C0360 Rev A dated 11/07/16. 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. b) Construct the works in accordance with part a) of this condition. c) Submit to EDQ Development Assessment, DILGP in a format acceptable to Council, as-constructed plans including an asset register, checked by a RPEQ, certifying that the works have been completed in accordance with parts a) and b) of this condition. Advice: <i>(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.</i> <i>(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.</i>	a) Prior to commencement of works for the final stage b) Prior to survey plan endorsement for the final stage c) Prior to survey plan endorsement for the final stage
11.	Easements over infrastructure – water supply, sewerage, drainage Gladstone Regional Council (GRC) – Nominated Assessing Authority Public utility easements must be provided, in favour of and at no cost to Gladstone Regional Council, over infrastructure located in private land that becomes contributed assets. The terms of the easements must be to the satisfaction of the Gladstone Regional Council Chief Executive Officer, and the easement documents must be executed prior to the endorsement of survey plans or the commencement of use of the premises.	Prior to survey plan endorsement for the relevant stage

12.	Filling and Excavation a) Submit to EDQ Development Assessment, DILGP a detailed earthworks plan and cross sections, checked and certified by a RPEQ. b) Submit to EDQ Development Assessment, DILGP certification from a 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 Australian Standard AS 3798 and any unsuitable material encountered has been treated or replaced with suitable material.	a) Prior to the commencement of works for each stage b) Prior to survey plan endorsement for each stage
13.	Roadworks a) Submit to EDQ Development Assessment, DILGP 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 RPEQ generally in accordance with: i. Plan of Development Stage 4, 4B, 7A & 7B Allotment Layout, prepared by RPS, 102361 – 56 Rev O, dated 08 July 2016, Amended in Red 2 September 2016; and ii. 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 iii. Capricorn Municipal Development Guidelines; and iv. PDA Practice Note No. 12 - Rear Lanes: design and development. b) Construct the works in accordance with part a) of this condition. c) Submit to EDQ Development Assessment, DILGP in a format acceptable to Council, as-constructed plans including an asset register, checked by a RPEQ, certifying that the works have been completed in accordance with parts a) and b) of this condition.	a) Prior to commencement of works for each stage b) Prior to survey plan endorsement for each stage c) Prior to survey plan endorsement for each stage
14.	Roadworks (Lots 404-407 and 417-421) a) Submit to EDQ Development Assessment, DILGP 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 the Capricorn Municipal Development Guidelines.	a) Prior to commencement of works for Stage 6

	b) Construct the works in accordance with part a) of this condition. c) Submit to EDQ Development, DILGP, in a format acceptable to Council, as-constructed plans including an asset register, checked by a RPEQ, certifying that the works have been completed in accordance with parts a) and b) of this condition.	b) Prior to survey plan endorsement for each stage c) Prior to survey plan endorsement for each stage
15.	Soil Erosion and Sediment Control a) Submit to EDQ Development Assessment, DILGP an Erosion and Sediment Control (E&SC) Program prepared and certified by a RPEQ generally in accordance with Gladstone Regional Council's Erosion and Sediment Control adopted standard - <i>ICEA Best Practice Erosion & Sediment Control – November 2008</i>. b) The E&SC Program shall be closely monitored by a RPEQ.	a) Prior to commencement of works for each stage b) At all times during construction
16.	Street Lighting a) Submit to EDQ Development Assessment, DILGP detailed public lighting design plans generally in accordance with the <i>Capricorn Municipal Development Guidelines, QTSC Group, Standard Conditions for the Provision of Public Lighting Services Manual, AS 4282:1997 Control of the Obtrusive Effects of Outdoor Lighting</i> and <i>AS1158:2005</i> to all roads and laneways, including footpaths/bikeways within and bounding the subdivision by a RPEQ pre-qualified by the electricity supplier. b) Construct the works in accordance with part a) of this condition.	a) Prior to commencement of works for each stage b) Prior to survey plan endorsement for each stage
17.	Electricity Reticulation Submit to EDQ Development Assessment, DILGP either: a) Written evidence demonstrating that existing underground low-voltage electricity supply is available to the newly created lots; or b) Written evidence that the applicant has entered into an agreement with the authorised electricity supplier ERGON to provide underground electricity services to the newly created lots.	Prior to survey plan endorsement for each stage
18.	Telecommunications Services Submit to EDQ Development Assessment, DILGP documentation from an authorised telecommunications service provider confirming that satisfactory arrangements have been made for the provision of underground telecommunications services to the newly created lots.	Prior to survey plan endorsement for each stage

19.	Broadband Provide infrastructure within the development to accommodate NBN services in accordance with NBN Co Limited <i>New Developments: Deployment of the NBN Co Conduit and Pit Network – Guidelines for Developers</i>, Doc. No NBN-TE-CTO-194, issue date 1st April 2011.	Prior to survey plan endorsement for each stage
20.	Streetscape Works a) Submit to EDQ Development Assessment, DILGP detailed Landscape Plans certified by an AILA registered landscape architect for landscape works including street trees within the proposed road reserves. All streetscape plantings must be in accordance with Council's preferred landscape plant list. The plans shall, where appropriate, document the following: <u>Existing site conditions</u> ▪ Existing site contours or levels <u>New Works</u> ▪ Provision of a lock-rail access point (positioned at a level and logical point) and associated vehicular crossover to each road frontage to adjoining parkland. ▪ Details of laneway surface treatments ▪ Turfing of road verges ▪ Provision of plant schedule listing all proposed plants by botanical name, quantity and size at time of planting. b) Construct landscape works in accordance with part a) of this condition c) On Maintenance Provide 12 months maintenance to the parks, commencing on receipt of written confirmation from EDQ Development Assessment, DILGP that works are satisfactory. d) Off Maintenance Inspection On completion of the 12 months maintenance period, contact the EDQ Development Assessment, DILGP to arrange an Off Maintenance inspection.	a) Prior to commencement of works for each stage b) Prior to survey plan endorsement for each stage c) As indicated for each stage d) As indicated for each stage
21.	Landscape Works – Detention Basin (Lot 2003) a) Submit to EDQ Development Assessment, DILGP detailed Landscape Plans certified by a suitably qualified landscape architect for landscaping and improvement works on proposed Lot 2003. The plans, where appropriate shall document the following:	a) Prior to commencement of works for the relevant stage

	<u>Existing site conditions</u> - Existing site contours or levels - Location of existing under- and above-ground services (eg. drainage, water reticulation, sewerage, electricity, gas, telecommunications etc.). - Removal of weed species, barbed wire, building materials, rubbish, debris and other obstacles which may present a public liability risk. - Location and description of existing fencing and retaining walls within and abutting the park. <u>Site Preparation</u> - Proposed finished levels, including sections across and through the reserve at critical points (eg. Interface with roads or water bodies, retaining walls or batters). <u>New Works</u> - Location of proposed drainage and stormwater works within the basin, including cross-sections and descriptions. - Provision for vehicle barriers/bollards along frontage to prevent unauthorised vehicular access. - Provision of a lock-rail access point (positioned at a level and logical point) and associated vehicular crossover to basin road frontage. - Surface treatments, including the preparation of all open ground to ensure that it is topsoiled, grassed and suitable for mowing. Grassing is to achieve 80% coverage at the time of On Maintenance inspection. - Provision of plant schedule listing all proposed plants by botanical name, quantity and size at time of planting. b) Construct landscape works Submit to EDQ Development Assessment, DILGP certification from a suitably qualified landscape architect that all landscape works have been inspected and constructed in accordance with part a) of this condition. c) On Maintenance Provide 12 months maintenance to the landscape, commencing on receipt of written confirmation from EDQ Development Assessment, DILGP that the works are satisfactory. d) Off Maintenance Inspection On completion of the 12 months maintenance period, contact EDQ Development Assessment, DILGP to arrange an Off Maintenance inspection. e) Transfer and surrender to the Crown Transfer and surrender to the Crown as "drainage reserve" Lot 2003 indicated on the approved Plan of Subdivision Stage 4, 4B, 7A & 7B Allotment Layout, prepared by RPS, 102361 - 53 Rev O, dated 08 July 2016.	b) Prior to survey plan endorsement for the relevant stage c) As indicated d) As indicated e) Prior to commencement of use
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22.	Permanent Survey Marks Permanent Survey Marks levelled on the Australian Height Datum and fixed with horizontal coordinates to the Map Grid of Australia (MGA94) to 4th order accuracy or better must be placed on the land at locations in accordance with guidelines adopted by Council.	Prior to survey plan endorsement for each stage
23.	Connection to Permanent Survey Marks All lots are to be connected to Permanent Survey Marks (PSMs). The connections of the lots to the PSMs and the coordinates of the PSMs must be shown on the face of the survey plan/s.	Prior to survey plan endorsement for each stage
24.	Acoustic treatments a) Submit to EDQ Development Assessment, DILGP 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 <i>Acoustics – Road traffic noise intrusion – Building siting and construction</i> for category 2 and 3 buildings. b) All potential purchasers of lots 300 to 307 shall be advised in writing that further acoustic assessment is required for future house plans as identified in part a) of this condition.	a) Prior to survey plan endorsement for the relevant stage b) As indicated
Engineering – External to the Priority Development Area		
25.	Water Reticulation a) Deliver water reticulation works external to the PDA to the extent indicated on, and generally in accordance with, the Water Reticulation Layout Plan Sheet 4 Dwg No. C0713 Rev A, dated 11/07/16 and amended in red 2/9/2016, prepared by Bornhorst + Ward; and b) Submit to EDQ Development Assessment, DILGP as-constructed plans for the works required by part a) of this condition, certified by an RPEQ.	a) Prior to survey plan endorsement for the final stage. b) Prior to survey plan endorsement for the final stage.
26.	Roadworks – Harvey Road / Spindrift Road Intersection a) Deliver a left in / left out intersection including pavement widening, street lighting, medians, signs and linemarking on Harvey Road to facilitate vehicle access to Spindrift Road; and b) Submit to EDQ Development Assessment, DILGP as-constructed plans for the works required by part (a) of this condition, certified by an RPEQ.	a) Prior to survey plan endorsement for stage 7B. b) Prior to survey plan endorsement for stage 7B.
27.	Stormwater Reticulation a) Deliver a stormwater outlet to a lawful point of discharge for the component of stormwater infrastructure external to the PDA, that is being delivered through Lot 2003; and	a) Prior to survey plan endorsement for the final stage

	b) Submit to EDQ Development Assessment, DILGP as-constructed plans for the works required by part (a) of this condition, certified by an RPEQ.	b) Prior to survey plan endorsement for the final stage																
Infrastructure Contributions																		
28.	Infrastructure Contributions Stage 4 and 4B (Reconfiguring a Lot) Pay to the MEDQ infrastructure charges at the rate applicable at the time of payment, in accordance with Council's Adopted Infrastructure Charges Resolution current at the time of payment. The current contribution has been calculated in accordance with Gladstone Regional Council's Gladstone Regional Council Adopted Infrastructure Charges Resolution (No. 1) – 2015, which is as follows: Stage 4 <table><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 Charge Area</td><td>Column 2 Infrastructure Charge in a residential zone</td></tr><tr><td>Charge area 1</td><td>\$28,000 / lot x 18 lots</td></tr><tr><td>Total Infrastructure Contribution</td><td>\$504,000</td></tr></table> Note: The above Infrastructure Charges calculations may be subject to offsets where approved in writing by EDQ. Stage 4B <table><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 Charge Area</td><td>Column 2 Infrastructure Charge in a residential zone</td></tr><tr><td>Charge area 1</td><td>\$28,000 / lot x 13 lots</td></tr><tr><td>Total Infrastructure Contribution</td><td>\$364,000</td></tr></table> Note: The above Infrastructure Charges calculations may be subject to offsets where approved in writing by EDQ.	Table 2 – Adopted charge for reconfiguring a lot - Charge area 1 (in a residential zone)		Column 1 Charge Area	Column 2 Infrastructure Charge in a residential zone	Charge area 1	\$28,000 / lot x 18 lots	Total Infrastructure Contribution	\$504,000	Table 2 – Adopted charge for reconfiguring a lot - Charge area 1 (in a residential zone)		Column 1 Charge Area	Column 2 Infrastructure Charge in a residential zone	Charge area 1	\$28,000 / lot x 13 lots	Total Infrastructure Contribution	\$364,000	Prior to Stage 4 and Stage 4B survey plan endorsement
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Total Infrastructure Contribution	\$364,000																	
29.	Infrastructure Contributions Stage 4 and 4B (Multiple Residential Dwellings – Lots Accommodating more than a Single Unit Dwelling) Pay to the MEDQ infrastructure charges at the rate applicable at the time of payment, in accordance with Council's Adopted Infrastructure Charges Resolution current at the time of payment.	Prior to endorsement of Community Management Statement or commencement of use, whichever comes first																

30.	Infrastructure Contributions Stage 6 (Reconfiguring a Lot) Pay to the MEDQ infrastructure charges at the rate applicable at the time of payment, in accordance with Council's Adopted Infrastructure Charges Resolution current at the time of payment.	Prior to Stage 6 survey plan endorsement																
31.	Infrastructure Contributions Stage 6 (Multiple Residential Dwellings – Lots Accommodating more than a Single Unit Dwelling) Pay to the MEDQ infrastructure charges at the rate applicable at the time of payment, in accordance with Council's Adopted Infrastructure Charges Resolution current at the time of payment.	Prior to endorsement of Community Management Statement or commencement of use, whichever comes first																
32.	Infrastructure Contributions Stage 7A and 7B (Reconfiguring a Lot) Pay to the MEDQ infrastructure charges at the rate applicable at the time of payment, in accordance with Council's Adopted Infrastructure Charges Resolution current at the time of payment. Stage 7A <table border="1"><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 Charge Area</td><td>Column 2 Infrastructure Charge in a residential zone</td></tr><tr><td>Charge area 1</td><td>\$28,000 / lot x 9 lots</td></tr><tr><td>Total Infrastructure Contribution</td><td>\$252,000</td></tr></table> Note: <i>The above Infrastructure Charges calculations may be subject to offsets where approved in writing by EDQ.</i> Stage 7B <table border="1"><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 Charge Area</td><td>Column 2 Infrastructure Charge in a residential zone</td></tr><tr><td>Charge area 1</td><td>\$28,000 / lot x 27 lots (1 into 27 lots)</td></tr><tr><td>Total Infrastructure Contribution</td><td>\$756,000</td></tr></table> Note: <i>The above Infrastructure Charges calculations may be subject to offsets where approved in writing by EDQ.</i>	Table 2 – Adopted charge for reconfiguring a lot - Charge area 1 (in a residential zone)		Column 1 Charge Area	Column 2 Infrastructure Charge in a residential zone	Charge area 1	\$28,000 / lot x 9 lots	Total Infrastructure Contribution	\$252,000	Table 2 – Adopted charge for reconfiguring a lot - Charge area 1 (in a residential zone)		Column 1 Charge Area	Column 2 Infrastructure Charge in a residential zone	Charge area 1	\$28,000 / lot x 27 lots (1 into 27 lots)	Total Infrastructure Contribution	\$756,000	Prior to Stage 7A & 7B survey plan endorsement
Table 2 – Adopted charge for reconfiguring a lot - Charge area 1 (in a residential zone)																		
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Charge area 1	\$28,000 / lot x 27 lots (1 into 27 lots)																	
Total Infrastructure Contribution	\$756,000																	

33.	Infrastructure Contributions Stage 7A and 7B (Multiple Residential Dwellings – Lots Accommodating more than a Single Unit Dwelling) Pay to the MEDQ infrastructure charges at the rate applicable at the time of payment, in accordance with Council's Adopted Infrastructure Charges Resolution current at the time of payment.	Prior to endorsement of Community Management Statement or commencement of use, whichever comes first
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**** End of Package ****