

SDA approval – conditions

Condition 1 - approved plans and documents		Timing
1.1	Carry out the approved development generally in accordance with the approved plans and documents as referenced in Table 1.	To be maintained at all times

Table 1 – approved plans and documents

Title	Prepared By	Document No	Date
Proposed Boundary Realignment between Lot 1 on RP614039 and Lot 11 on SP108408	Fredriksen Maclean & Associates Consulting Surveyors	6304-1-1 Rev B	N/A

Condition 2 – grant easements		Timing
2.1	Register with the plan of subdivision, the stormwater and drainage easement (Easement A) which encumbers Proposed Lot 3 as per the approved plan in Table 1.	<i>To be lodged with the Plan of Subdivision</i>
2.2	The extent and location of the easement, as per condition 2.1, will, as far as possible, be determined prior to the lodgement of the Plan of Subdivision.	<i>As indicated</i>

Condition 3 - inspection		Timing
3.1	Permit the Coordinator-General, or any person authorised by the Coordinator-General, to inspect any aspect of the development.	<i>At all times</i>

Condition 4 – services and utilities		Timing
4.1	Maintain, to the relevant standards, all services and utilities (power, water, sewer, gas, wastewater, communications etc) currently connected to the proposed lots. <i>Note: Any future development applications over the proposed lots will be required to demonstrate appropriate service connections, which are designed to accommodate the proposed use of the land.</i>	<i>At all times</i>

Condition 5 – traffic management and access		Timing
5.2	Maintain vehicular access to Proposed Lot 3 and Proposed Lot 4 in accordance with the relevant local government standards. <i>Note: Any future development applications over the proposed lots will be required to provide vehicular access locations to Landing Road in accordance with the preferred development intent of the current version of the Gladstone State Development Area Development Scheme in effect at the time of the approval.</i>	<i>At all times</i>
5.3	Maintain adequate and safe access for firefighting/other emergency vehicles and for safe evacuation.	<i>At all times</i>

Condition 6 – stormwater drainage		Timing
6.1	Achieve no-worsening and no actionable nuisance in terms of stormwater quantity and stormwater quality to adjacent properties and the state-controlled road. No ponding, concentration or redirection of stormwater shall occur on adjoining land.	<i>At all times</i>
6.2	Provide or maintain the discharge of stormwater drainage flows to a lawful point of discharge.	<i>At all times</i>
6.3	Drainage works (if required) shall be designed and constructed in accordance with the Queensland Urban Drainage Manual.	<i>At all times</i>

6.4	Any future owners of the property must be notified of the ongoing requirements for stormwater management on the lots, including: (a) Provide the discharge of stormwater drainage flows to a legal point of discharge (b) Design and construct drainage works in accordance with the latest edition of the Queensland Urban Drainage Manual.	<i>As indicated and ongoing</i>
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Condition 7 - repair of damage		Timing
7.1	Repair any property fencing, roads, service infrastructure and re-instate existing signage and pavement markings that have been removed or damaged during any works carried out in association with the approved development.	<i>Prior to submitting the Plan of Subdivision and ongoing</i>

Advice

Currency period

This SDA approval is valid until the end of the currency period, four years after the date of approval, unless the approval states a different period. For the SDA approval to remain valid the proponent must have, before the end of the currency period:

- provided the plan of subdivision to the Coordinator-General for approval in accordance with the relevant development scheme; or
- made an application to the Coordinator-General to extend the currency period.

Other approvals

This approval relates solely to reconfiguring a lot (2 lots into 2 lots) in the Gladstone State Development Area. All other approvals and/or permits required under local, state and/or commonwealth legislation must be obtained prior to the lodgement of the Plan of Subdivision.

Cultural heritage – duty of care

Where items of archaeological importance are identified during construction of the project, the proponent must comply with its duty of care under the *Aboriginal Cultural Heritage Act 2003* and the Department of Environment and Heritage Protection 2014 guideline: archaeological investigations. All work must cease and the relevant State agency must be notified. Work can resume only after State agency clearance is obtained.