

UDA Development Approval Package

Site address	271 Bedford Rd, Andergrove
Real property descriptions	Lot 5 on SP237606
Type of approval	Development Permit
Aspects of development	Reconfiguring a Lot
Description of proposal	Subdivision of 1 into 30 (Stage 6) and 21 (Stage 7) residential lots, new road with Plans of Development and associated operational works (bulk earthworks, roads, water, sewerage, footpaths, drainage)
ULDA reference number	DEV2012/305
Decision	Approved with Conditions
Decision date	16 October 2012
Currency period	4 years from the Decision date

Drawing or Document	Number	Plan or Document Date
Lot Reconfiguration Layout Plan – Stage 6	ULD23_SK06 Rev 2	29/08/12
Plan of Development for Stage 6	ULD23_SK02 Rev 17	29/08/12
Lot Reconfiguration Layout Plan - Stage 7	ULD23_SK01 Rev 3	29/08/12
Plan of Development for Stage 7	ULD23_SK01 Rev 4	29/08/12
WRM Water and Environment Report Stormwater Management Plan	Report Number: 0678-01-C Revision No. 0	04 August, 2010.
Bulk Earthworks Layout Plan - Stage 6 & 7 prepared by Bornhorst + Ward.	SK-C010 Rev B	13/06/12
Water Reticulation Layout Plan – Stages 6 & 7 prepared by Bornhorst + Ward	SK-C071 Rev B	13/06/12
Sewer Reticulation Layout Plan – Stages 6 & 7 prepared by Bornhorst + Ward	SK-C061 Rev B	13/06/12
Roadworks and Drainage Layout Plan – Stages 6 & 7 prepared by Bornhorst + Ward	SK-C031 Rev B	13/06/12

CONDITIONS		TIMING
1	Carry out the approved development Carry out the approved development generally in accordance with the approved plans/drawing and/or documents.	Prior to survey plan endorsement for the relevant stage

CONDITIONS		TIMING
2	Complete all Operational Works Complete all operational work associated with this development approval, including work required by any of the following conditions. Such operational work is to be carried out generally in accordance with the approved plans.	Prior to survey plan endorsement for the relevant stage
3	Vegetation Clearing a) Survey and stake the boundary of the site works of a 'fauna-friendly' design, which allows native fauna to leave the disturbed area, is to be utilised. b) Submit to the ULDA Environmental Officer written evidence that part a) of this condition has been satisfied. c) No clearing of vegetation is permitted outside of the staked boundary area. d) Any damage to vegetation outside of the boundary is to be rehabilitated at the contractor's expense. e) Vegetation located within the staked boundary area is to be cleared in a manner that serves to avoid injury or harm to arboreal and avian fauna. Habitat trees are to be identified and marked with highly visible flagging tape. An appropriately qualified spotter-catcher ("spotter") is to be present on site during the felling of all identified habitat trees. f) Where practicable, hollow bearing limbs should be removed from felled trees and relocated into areas nominated for retention to provide additional habitat resources for native fauna in these areas. g) Cleared vegetation areas are not to result in the spread of weeds within the site. All weed matter will, following removal and/or control efforts, be removed from the site for disposal at a suitable facility or burnt on-site in consultation with the Queensland Fire and Rescue Service.	a) Prior to commencement of vegetation clearing b) Prior to commencement of vegetation clearing c) At all times during site works d) Prior to sealing of survey plan e) At all times during vegetation clearing f) At all times during vegetation clearing g) As indicated

CONDITIONS		TIMING
4	Construction Management Plan a) Submit to the ULDA a site based construction management plan that includes but is not limited to: • provision for the management of traffic around and through the site during and outside of construction work hours • provision for parking and materials delivery during and outside of construction hours of work • management of dust generated from the site during and outside construction work hours including the stabilisation of exposed soils; • management of sedimentation and erosion which complies with management of groundwater and surface water collection, treatment and disposal in accordance with <i>Mackay Regional Council's Planning Scheme Engineering Design Guidelines</i> • management of Acid Sulfate Soils in accordance with management plans prepared specifically for this site 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. 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 the relevant stage b) At all times during site works
5	Water Supply Reticulation a) Submit to the ULDA Principal Engineer detail engineering drawings for the water reticulation system certified by a Registered Professional Engineer of Queensland (RPEQ) generally in accordance with <i>Water Reticulation Layout Plan – Stages 6 & 7 SK-C071 Rev B</i> dated 13/06/12 prepared by Bornhorst + Ward and the <i>"Mackay City Council – Water Supply Water Supply Design - 2008"</i> standards. b) Construct the works in accordance with part a) of this condition. c) Submit to the ULDA "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 commonly accepted and appropriate AUS/NZ standards.	a) Prior to the commencement of site works for the relevant stage b) Prior to survey plan endorsement for the relevant stage c) Prior to survey plan endorsement for the relevant stage

CONDITIONS		TIMING
6	Service, meter assembly & meter box Provide a water service, approved meter assembly and meter box to the boundary of all proposed lots in accordance with the <i>Mackay Regional Council's Planning Scheme Engineering Design Guidelines</i>.	Prior to survey plan endorsement for the relevant stage
7	Sewerage Reticulation a) Submit to the ULDA Principal Engineer detail engineering drawings for the sewer reticulation system certified by a Registered Professional Engineer of Queensland (RPEQ) generally in accordance with <i>Sewer Reticulation Layout Plan – Stages 6 & 7 SK-C061 Rev B</i> dated 13/06/12 prepared by Bornhorst + Ward and the "Mackay City Council – Water Supply Sewer Design - 2008" standards. b) Construct the works in accordance with part a) of this condition. c) Submit to the ULDA "As Constructed" plans including an asset register, checked by a Registered Professional Engineer Queensland (RPEQ), certifying that the works have been completed in accordance with commonly accepted and appropriate AUS/NZ standards	a) Prior to the commencement of site works for the relevant stage b) Prior to survey plan endorsement for the relevant stage c) Prior to survey plan endorsement for the relevant stage
8	Stormwater (Quality) a) Submit to the ULDA Principal Engineer for compliance endorsement detailed plans certified by a Registered Professional Engineer Queensland (RPEQ) demonstrating the stormwater quality works for Stages 6 & 7 are generally in accordance with the approved <i>WRM Water and Environment Report Stormwater Management Plan Andergrove, Mackay</i> dated 4th August, 2010. b) Construct works in accordance with part a) of this condition c) Submit to the ULDA "As Constructed" plans including an asset register in accordance with Mackay Regional Council's Planning Scheme <i>Engineering Design Guidelines</i>, certified by a Registered Professional Engineer Queensland (RPEQ-Civil).	a) Prior to the commencement of site works for the relevant stage b) Prior to survey plan endorsement for the relevant stage c) Prior to survey plan endorsement for the relevant stage

CONDITIONS		TIMING
9	Stormwater (Quantity) a) Submit to ULDA Principal Engineer designs and hydraulic calculations for the proposed stormwater drainage system checked and certified by a Registered Professional Engineer Queensland (RPEQ) generally in accordance with <i>Mackay Regional Council's Planning Scheme Engineering Design Guidelines</i>. The application and design needs to demonstrate the following. • The underground stormwater pipe system is to take the minor storm flow for a minimum ARI 5 year rainfall event without surcharge and demonstrate that overland flow paths are provided for up to ARI 100 year runoff events clear of allotments and with suitable depth and velocity so as not to be a hazard to people or property. • Stormwater drainage system within Bedford Road adjoining the estate shall fully contain the Q5 event. Critical flows between Q5-Q100 are to be assessed and adequate flow corridors determined. All proposed and existing lots in Bedford Road in the region of the proposed development to have flood immunity in the Q100 event. b) Construct the works in accordance with part a) of this condition c) Provide to the ULDA "As Constructed" plans including an asset register, checked by a Registered Professional Engineer Queensland (RPEQ), certifying that the works have been completed in accordance with parts a) and b) of this condition.	a) Prior to commencement of site works for the relevant stage b) Prior to survey plan endorsement for the relevant stage c) Prior to survey plan endorsement for the relevant stage
10	Filling and Excavation a) Earthworks are to be undertaken generally in accordance with approved <i>Stages 6 & 7 Bulk Earthworks Layout Plan SK-C010 Rev B</i> dated 13/06/12 prepared by Bornhorst + Ward. b) Submit certification from a Registered Professional Engineer Queensland (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 AS3798 and any unsuitable material encountered has been treated or replaced with suitable replacement material.	a) At all times during earthworks b) Prior to survey plan endorsement for the relevant stage

CONDITIONS		TIMING
11	Roads and Parking Areas a) Submit to the ULDA engineering drawings, checked and certified by a Registered Professional Engineer of Queensland (RPEQ) generally in accordance with <i>Lot Reconfiguration Layout Plan – Stage 6 ULD23_SK06 Rev 2</i> dated 29/08/12, <i>Lot Reconfiguration Layout Plan - Stage 7 ULD23_SK01 Rev 3</i> dated 29/08/12 and <i>Roadworks and Drainage Layout Plan – Stages 6 & 7 SK-C031 Rev B</i> dated 13/06/12 and Mackay Regional Council's 'Geometric Road Design' guidelines. All on-street parking bays and associated manoeuvring spaces shall be designed in accordance with AS 2890.5 – 1993 On Street Parking Facilities b) Construct the works in accordance with part a) of this condition. c) Submit to the ULDA 'As-Constructed' plans and asset register certified by a Registered Professional Engineer Queensland (RPEQ) that all works have been constructed in accordance with parts a) and b) of this condition.	a) Prior to the commencement of works for the relevant stage b) Prior to survey plan endorsement for the relevant stage c) Prior to survey plan endorsement for the relevant stage
12	Street Lighting Design and install a street lighting system (including connections and energising) to all roads within and bounding the subdivision and to all footpaths/bikeways within road reserves and parks associated with the subdivision at no cost to Council. The design and construction of the street lighting system must: • be in accordance with Mackay Regional Council's <i>Planning Scheme Engineering Design Guidelines</i>. • meet the relevant requirements of the electricity supplier • be acceptable to the electricity supplier as 'Rate 2 Public Lighting'	Prior to survey plan endorsement for the relevant stage
13	Footpaths a) Submit to the ULDA for compliance endorsement footpath layout and engineering drawings certified by a Registered Professional Engineer Queensland (RPEQ) in accordance with the ULDA Guideline No 6 Street & Movement Network April 2012 and Mackay Regional Council's <i>Planning Scheme Engineering Design Guidelines</i>. b) Construct the works in accordance part a) of this condition c) Submit to the ULDA "As Constructed" plans including an asset register in accordance with Mackay Regional Council's <i>Planning Scheme Engineering Design Guidelines</i> and certified by a Registered Professional Engineer Queensland (RPEQ-Civil).	a) Prior to commencement of work for the relevant stage b) Prior to survey plan endorsement for the relevant stage c) Prior to survey plan endorsement for the relevant stage

CONDITIONS		TIMING
14	Electricity Submit to the ULDA either; a) written evidence from Ergon 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 an authorised electricity supplier (e.g. Ergon) to provide underground electricity services.	Prior to survey plan endorsement for the relevant stage
15	Telecommunications a) Submit to the ULDA written evidence of an agreement with an authorised telecommunications supplier to provide an underground telecommunications service to each lot within the proposed development. b) Install infrastructure to accommodate • NBN services in accordance with NBN Co Ltd 'New Developments: Deployment of the NBN Co Conduit and Pipe Network – Guidelines for Developers' (April 2011 or later); and • future Broadband services in accordance with Communications Alliance Ltd "National Broadband Network End User Premises Handbook" (August 2010 or later).	Prior to survey plan endorsement for the relevant stage
16	Service Conduits & Mains Supply and install all service conduits and meet the cost of any alterations to public utility mains, existing mains, services or installations required in association with the approved development in accordance with Mackay Regional Council's <i>Planning Scheme Engineering Design Guidelines</i>.	Prior to survey plan endorsement for the relevant stage
17	Install Fire Hydrants Install fire hydrants in the perimeter roads, Bunya Way and Dollarbird Lane between housing and retained bushland in accordance with Mackay Regional Council's <i>Planning Scheme Engineering Design Guidelines</i>.	Prior to survey plan endorsement for the relevant stage

CONDITIONS	TIMING
18 Public Landscape & Streetscape Works a) Submit to the ULDA for compliance endorsement detailed landscape plans certified by a qualified landscape architect (AILA) for all public landscaped areas in accordance with Mackay Regional Council's Landscape Guidelines.. The plans shall, where applicable, document the following: ▪ Existing site contours or levels ▪ Location of existing services ▪ Location of proposed drainage works within landscaped areas, including cross-sections and descriptions. ▪ Removal of weed species, barbed wire, building materials, rubbish, debris and other obstacles which may present a public liability risk. ▪ Construction of vehicle barriers/bollards along off street landscaped frontages to prevent unauthorised vehicular access. ▪ Provision of a lock-rail access point (positioned at a level and logical point), and associated vehicular crossover to each road frontage to off street landscaped areas. ▪ Details of laneway surface treatments ▪ Surface treatments, including the preparation of all open ground within open space areas 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 including street trees listing all proposed plants by botanical name, quantity and size at time of planting. b) Construct landscape works Submit to the ULDA certification from a suitably qualified landscape architect that all landscape works have been inspected and constructed in accordance with part a) of this condition c) On Maintenance Provide 12 months maintenance to the landscaping and street trees commencing on receipt of written confirmation from the ULDA that planting is satisfactory. d) Off Maintenance Inspection On completion of the 12 months maintenance period, contact the ULDA, Principal Engineer to arrange an Off Maintenance inspection.	a) Prior to commencement of work for the relevant stage b) Prior to survey plan endorsement for the relevant stage c) As indicated d) As indicated
19 Dedication of Land fronting Bedford Road - Mackay Regional Council as a Nominated Assessing Authority Dedicate to Mackay Regional Council a 4 metre wide land strip along the eastern boundary, fronting Bedford Road to increase the existing Bedford Road reserve from 20m to 24m.	Prior to survey plan endorsement for the relevant stage

CONDITIONS		TIMING						
20	Affordable Housing Submit to the ULDA evidence of how across the entire UDA: a. a minimum of 60% of all dwellings for purchase at or below the medium house price for Mackay will be delivered and b. minimum of 50% of all dwellings available to purchase or rent to low to moderate income households for Mackay will be delivered.	Prior to survey plan endorsement for the relevant stage						
21	Pre-Construction Certification No works shall commence until the ULDA acknowledges in writing receipt of certification package from the Project Coordinator in accordance with section 6.4 a) of the <i>ULDA Certification Procedure Manual</i>.	Prior to survey plan endorsement for the relevant stage						
22	Post-Construction Certification Submit Post-Construction (Practical Completion) Certification, 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” in accordance with section 6.4 b) of the <i>ULDA Certification Procedure Manual</i>	Prior to survey plan endorsement for the relevant stage						
23	Infrastructure Contributions Pay to the Urban Land Development Authority a monetary contribution towards the cost of the provision of essential infrastructure at the rate applicable at the time of payment. The current contribution has been calculated in accordance with Mackay Regional Council's <i>Adopted Infrastructure Charges Resolution (No. 2) – 2011</i>, which is as follows: Table 2 – Adopted infrastructure charges and credits schedule <table><tr><th>Development for which an adopted infrastructure charge may apply</th><th>Adopted infrastructure charges and credits</th></tr><tr><td>1 or 2 bedroom dwelling</td><td>\$20,000/dwelling</td></tr><tr><td>3 or more bedroom dwelling</td><td>\$28,000/dwelling</td></tr></table> <i>This amount will be 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 three year average for the Queensland Roads and Bridges Construction Index.</i>	Development for which an adopted infrastructure charge may apply	Adopted infrastructure charges and credits	1 or 2 bedroom dwelling	\$20,000/dwelling	3 or more bedroom dwelling	\$28,000/dwelling	Prior to survey plan endorsement for the relevant stage
Development for which an adopted infrastructure charge may apply	Adopted infrastructure charges and credits							
1 or 2 bedroom dwelling	\$20,000/dwelling							
3 or more bedroom dwelling	\$28,000/dwelling							

CONDITIONS		TIMING
24	Infrastructure Contributions (Multiple Residential Dwellings – Lots Accommodating more than a Single Unit Dwelling) Pay to the Urban Land Development Authority a monetary contribution towards the cost of the provision of essential infrastructure at the rate applicable at the time of payment. <i>This amount will be 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 three year average for the Queensland Roads and Bridges Construction Index.</i>	Prior to endorsement of Community Management Statement or commencement of use whichever comes first.
25	Building Location Envelopes Submit to ULDA final BLEs for Lots 202-209, together with associated ecology and arborist reports for endorsement.	Prior to survey plan endorsement

STANDARD ADVICE

Please note that in order to lawfully undertake development, it may be necessary to obtain approvals other than this UDA development approval, some specific advices are outlined below. Other advices may include other approvals under the *Urban Land Development Authority Act 2007* as well as the *Sustainable Planning Act 2009* (e.g. for building work), the *Plumbing and Drainage Act 2002* and the *Commonwealth Environmental Protection and Biodiversity Act 1999*. Carrying out development may also be subject to 'duty of care' legislation such as the *Aboriginal Cultural Heritage Act 2003*. For advice on other approvals that may be necessary in relation to your proposal, please seek professional advice.

Please note: The above information has been provided to the applicant as an advice only, and does not form part of the development approval conditions. This advice has been provided to the applicant to inform them of other obligations they may have to comply with (under state legislation or local laws) prior to their activity commencing.

**** End of Package ****