

ULDA Decision Notice

Site Address	73 Acacia Street, Blackwater
Real property description	Lot 29 on B33779
Type of approval	UDA development permit, subject to conditions
Aspects of development	Material Change of Use and associated operational works
Description of proposal	Staged development for Multiple Residential (7 dwelling units) and associated Operational Works (erosion and sediment control, filling and excavation, stormwater drainage work, pavement, footpath and driveway)
ULDA reference number	DEV2012/376
Original Decision date	29/11/2012
Changed Decision date	08/01/2012
Currency period	4 Years from Decision date

Approved Drawings or Documents	Number	Plan or Document Date
Site Plan	1498-01 Revision A	01/11/2012
Lower Floor Plan (units 1, 2 & 3)	1498-02 Revision A	01/11/2012
Upper Floor Plan (units 1, 2 & 3)	1498-03 Revision A	01/11/2012
Lower Floor Plan (units 4, 5, 6 & 7)	1498-04 Revision A	01/11/2012
Upper Floor Plan (units 4, 5, 6 & 7)	1498-05 Revision A	01/11/2012
Elevations (units 1, 2 & 3)	1498-06 Revision A	01/11/2012, Amended in Red 12/11/2012
Elevations (units 1, 2 & 3)	1498-07 Revision A	01/11/2012, Amended in Red 12/11/2012
Elevations (units 4, 5, 6 & 7)	1498-08 Revision A	01/11/2012, Amended in Red 12/11/2012
Elevations (units 4, 5, 6 & 7)	1498-09 Revision A	01/11/2012
Detail Landscape Plan, prepared by Greenscape Design	SH02, Issue B	October 2012, Amended in Red 12/11/2012
Plant Schedule & Construction Details, prepared by Greenscape Design	SH03, Issue B	October 2012
Specification, prepared by Greenscape Design	SH04, Issue B	October 2012
Hydraulic Services Cover Sheet, prepared by Aqualogical	A120915 H-001 B	12.10.2012
Site Plan, Stormwater, Sanitary Drainage, Water Services, prepared by Aqualogical	A120915 H-002 B	12.10.2012, Amended in Red 12/11/2012
Units 4, 5, 6 & 7 Floor Layouts – Stormwater, Sanitary Drainage, prepared by Aqualogical	A120915 H-101 B	12.10.2012
Units 1, 2 & 3 Floor Layouts – Stormwater, Sanitary Drainage, prepared by Aqualogical	A120915 H-102 B	12.10.2012
Units 1, 2 & 3 Floor Layouts – Water Services, Gas Services, prepared by Aqualogical	A120915 H-201 B	12.10.2012
Units 4, 5, 6 & 7 Floor Layouts – Water Services, Gas Services, prepared by Aqualogical	A120915 H-202 B	12.10.2012

PROJECT TEAM

Brianna Fyffe Planner Development Assessment Urban Land Development Authority	Patrick Chin Principal Compliance Engineer Development Assessment Urban Land Development Authority
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CONDITION		TIMING
1.	Carry out the approved development Carry out the development generally in accordance with the approved plan/s. drawing/s and document/s.	Prior to commencement of use of the relevant Stage and to be maintained
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 commencement of use of the relevant Stage
3.	Maintain the Approved Development Maintain the approved development (including landscaping, parking, driveways and other external spaces) in accordance with the approved drawing(s) and /or documents, and any relevant ULDA or other approval required by the conditions.	To be maintained
4.	Construction Management Plan Submit to the ULDA Principal Engineer – Development Assessment a site based construction management plan that will include but not be 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 sedimentation, erosion and dust generated from the site during and outside construction work hours; and - management of groundwater and surface water collection, treatment and disposal to accepted environmental standards. The construction management plan shall be prepared in consultation with the professionals responsible for individual site related management plans to ensure that all aspects of the construction and environmental management are included. The construction management plan shall be reviewed and approved by the principal consultant overseeing and certifying the construction works. All work shall be undertaken in accordance with the construction management plan which must be current and available on site at all times during the construction period.	Prior to commencement of works of the relevant Stage

	CONDITION	TIMING
5.	Energy Efficiency a. Submit to the ULDA Principal Engineer – Development Assessment, a report outlining the energy efficient features employed in the building which is to include but is not limited to: ▪ energy efficient plant and equipment (ensure appliances are rated at the highest relevant National Minimum Energy Performance Standards (MEPS)) ▪ use of gas, solar or heat pump hot water systems as standard with insulated pipes and ▪ energy efficient lighting. b. Submit to the ULDA Principal Engineer – Development Assessment written certification that the completed building complies with part a) of this condition.	a. Prior to approval for Building Works of the relevant Stage b. Prior to commencement of use of the relevant Stage
6.	Landscaping and Fencing a. Construct the development in accordance with the endorsed Landscape Plans SH02, Issue B, dated October 2012 and Amended in Red 12/11/2012, SH03, Issue B, dated October 2012 and SH04, Issue B, dated October 2012, prepared by Greenscape Design and the Development Design Code of the <i>Duaranga Shire Planning Scheme 2007</i>. Landscaping is to ensure: ▪ Selected species and fencing does not block visual surveillance to adjacent footpaths ▪ Trees and shrubs shall have a mature height of between 2m and 6m; and ▪ Selected species are drought tolerant and low maintenance. b. On completion of the landscape works, submit to the ULDA Manager – Development Assessment written certification from a suitably qualified landscape professional that the completed landscaping complies with part a) of this condition.	a. Prior to commencement of use of the relevant Stage b. Prior to commencement of use of the relevant Stage
7.	Street Trees Plant street trees in the road reserve between the site and the kerb of Acacia Street at a spacing of one (1) tree per 7.5m. Trees are not to be located within 10m of the access to the site. The species must be fast growing with a dense crown, and sited in accordance with Ergon Energy's <i>Plant Smart</i> document for the Central Highlands Regional Council area. The plantings must not impact upon sewerage or water infrastructure.	Prior to commencement of use of the relevant Stage and to be maintained
8.	Erosion and Sediment Control Implement erosion and sediment control measures on site generally in accordance with the Capricorn Municipal Development Guidelines.	At all times during construction works
9.	Finished floor level Construct the development to provide a minimum finished floor level of 300mm above the Top of Kerb Level or 300mm above the centreline of Acacia Street, whichever is the higher.	Prior to commencement of use of the relevant Stage and to be maintained

CONDITION		TIMING
10.	Outdoor Lighting Minimise outdoor lighting to reduce light spill in the adjacent residential properties to be in accordance with AS 4282:1997 <i>Control of the Obtrusive Effects of Outdoor Lighting</i> .	Prior to commencement of use of the relevant Stage and to be maintained
11.	Car parking and access driveway Internal driveway is to be constructed, sealed and line marked in accordance with AS2890.1:2004 <i>Parking Facilities – Off-street car parking</i> .	Prior to commencement of use of Stage 1 and to be maintained
12.	Refuse Collection Central Highlands Regional Council (CHRC) – Nominated Assessing Authority a. Enter into an agreement with the Central Highlands Regional Council to provide a waste collection service to the development. b. Provide sufficient storage onsite for a refuse and recyclables bin for each unit. Include a waste management component within any CMS.	Prior to commencement of use of the relevant Stage and to be maintained
13.	Stormwater Drainage (Quantity & Quality) a. Submit to the ULDA Principal Engineer – Development Assessment detailed stormwater drainage plans certified by a Registered Professional Engineer Queensland (RPEQ) generally in accordance with the endorsed Units 4, 5, 6 & 7 Floor Layouts – Stormwater, Sanitary Drainage, A120915 H-101 B, dated 12.10.2012 and Units 1, 2 & 3 Floor Layouts – Stormwater, Sanitary Drainage, A120915 H-102 B, dated 12.10.2012, prepared by Aqualogical and the Capricorn Municipal Development Guidelines. b. Construct the works in accordance with the endorsed plans to CHRC standards. c. Submit to the ULDA Principal Engineer – Development Assessment 'as-constructed' plans and certification from an RPEQ that the works have been completed in accordance with part a. of this condition.	a. Prior to commencement of works of Stage 1 b. Prior to commencement of use of the relevant Stage c. Prior to commencement of use of the relevant Stage
14.	Water Connection Make application to the Central Highlands Regional Council (CHRC) as the nominated assessing authority and connect the development to the CHRC water reticulation network at no cost to the Council in accordance with all Council requirements. Individual water meters with a 20mm diameter are to be provided to each unit with only one connection point to Council's main to CHRC standards.	Prior to commencement of use of the relevant Stage
15.	Sewer Connection Make application to the Central Highlands Regional Council (CHRC) as the nominated assessing authority and connect the development to the CHRC sewerage reticulation network at no cost to the Council in accordance with all Council requirements.	Prior to commencement of use of the relevant Stage

CONDITION		TIMING
16.	Service Conduits & Mains Central Highlands Regional Council (CHRC) – Nominated Assessing Authority Supply and install all service conduits and meet the cost of any alterations to public utility mains, existing mains, services or installations required in connection with the approved development.	Prior to commencement of use of the relevant Stage
17.	Footpath a. Construct a footpath in Acacia Street along the frontage of Lot 29 with the path width to be endorsed by the Central Highlands Regional Council as the nominated assessing authority in accordance with CHRC standards. b. Submit to the ULDA Principal Engineer – Development Assessment ‘as-constructed’ plans of the footpath works	Prior to commencement of use of the relevant Stage
18.	Vehicle Crossover Design and construct a vehicular crossover slab between the kerb and channel and the property boundary generally in accordance with <i>Capricorn Municipal Development Guidelines</i> standard drawing CMDG-R-042.	Prior to commencement of use of Stage 1
19.	Damage and Repairs Central Highlands Regional Council (CHRC) – Nominated Assessing Authority Repair any damage to existing kerb and channel, footpath or roadway (including removal of concrete slurry from footways, roads, kerb and channel and stormwater gullies and drainlines) that may occur during any works carried out in association with the approved development.	Prior to commencement of use of the relevant Stage
20.	Electricity Submit to the ULDA Principal Engineer – Development Assessment either: a. Written evidence demonstrating that existing underground low-voltage electricity supply is available to the existing lot; 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 commencement of use of the relevant Stage

	CONDITION	TIMING
21.	Telecommunications a. Submit to the ULDA documentation from an authorised telecommunications service provider to confirm that satisfactory agreements have been made for the provision of underground telecommunications to each new dwelling/lot within the proposed development. b. Where new infrastructure is to be installed to bring telecommunications to the site, install infrastructure to accommodate NBN services in accordance with NBN Co Ltd <i>'New Developments: Deployment of the NBN Co Conduit and Pipe Network – Guidelines for Developers'</i> (April 2011 or later) c. Install the infrastructure within the development to accommodate future Broadband services in accordance with Communications Alliance Ltd <i>"National Broadband Network End User Premises Handbook"</i> (August 2010 or later).	a. Prior to commencement of use of the relevant Stage b. Prior to commencement of use of the relevant Stage c. Prior to commencement of use of the relevant Stage

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22.	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 contribution, calculated at the time of payment will be equivalent to the charge that applies to the development under the Central Highlands Regional Council's Infrastructure Charges, reviewed on 1 July each year and increased by the three year rolling average of the Queensland Roads and Bridges Index. The current contribution is as follows: Stage 1 <table><tr><th>Development type/product</th><th>No. of units</th><th>Adopted Infrastructure Charge</th><th>Contribution</th></tr><tr><td>3 bedroom dwelling</td><td>4</td><td>\$25,000</td><td>\$100,000</td></tr><tr><td><i>Credit for existing lot</i></td><td><i>1</i></td><td><i>\$25,000.00</i></td><td><i>-\$25,000</i></td></tr><tr><td>STAGE TOTAL</td><td></td><td></td><td>\$75,000*</td></tr></table> Stage 2 <table><tr><th>Development type/product</th><th>No. of units</th><th>Adopted Infrastructure Charge</th><th>Contribution</th></tr><tr><td>2 bedroom dwelling</td><td>1</td><td>\$14,500</td><td>\$14,500</td></tr><tr><td>3 bedroom dwelling</td><td>2</td><td>\$25,000</td><td>\$50,000</td></tr><tr><td>STAGE TOTAL</td><td></td><td></td><td>\$64,500*</td></tr></table> *The developer contributions will be adjusted each financial year for three year rolling average of the Queensland Roads and Bridges Index.	Development type/product	No. of units	Adopted Infrastructure Charge	Contribution	3 bedroom dwelling	4	\$25,000	\$100,000	<i>Credit for existing lot</i>	<i>1</i>	<i>\$25,000.00</i>	<i>-\$25,000</i>	STAGE TOTAL			\$75,000*	Development type/product	No. of units	Adopted Infrastructure Charge	Contribution	2 bedroom dwelling	1	\$14,500	\$14,500	3 bedroom dwelling	2	\$25,000	\$50,000	STAGE TOTAL			\$64,500*	Prior to commencement of use of the relevant Stage
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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.

Central Highlands Regional Council (CHRC) as the Nominated Assessing Authority

For any conditions in this package that require the consideration of Central Highlands Regional Council (CHRC), you will need to submit the relevant forms, plans and/or reports and fee to the entity nominated in the condition/s. When satisfied that the condition has been met, the applicable entity will issue a response in the manner required

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by the condition/s (e.g. a letter of endorsement or authorisation or a permit). No costs will be incurred by the ULDA or CHRC. For all enquiries regarding these conditions please contact the CHRC.

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 ****