

12 December 2012

ULDA Ref. No: DEV2012/367

Urban Land Development Authority
C/- Wolter Consulting Group
PO Box 436
NEW FARM QLD 4006

Attention Mia Hickey

Dear Mia

RE: SECTION 59(1)(a) UDA DEVELOPMENT APPROVAL FOR AN UDA DEVELOPMENT APPLICATION FOR A UDA DEVELOPMENT PERMIT FOR A RECONFIGURING A LOT (1 INTO 59 DWELLING LOTS) AND BALANCE LOT AND NEW ROAD WITH PLAN OF DEVELOPMENT AT BAUMAN WAY, BLACKWATER DESCRIBED AS LOT 7 ON SP243869

On 6 December 2012 the ULDA approved the UDA development application pursuant to s. 55(4)(b) of the *Urban Land Development Authority Act 2007*. The Urban Land Development Authority (ULDA) has decided to grant all] of the UDA development approval applied for subject to UDA development conditions set out in the attached UDA Development Approval Package.

The UDA development application and the decision notice can also be viewed in the ULDA Development Approvals Register via the ULDA website www.ulda.qld.gov.au.

Should you have any queries in relation to the decision notice, please do not hesitate to contact myself on 07 3024 4166.

Yours sincerely



Matt Toon
PRINCIPAL PLANNER

UDA Decision Notice – Approval

Site information			
Name of urban development area (UDA)		Blackwater	
Site address		Bauman Way, Blackwater	
Lot on plan description	Lot number		Lot description
	Lot 7		SP243869
UDA development application details			
ULDA reference number		DEV2012/367	
Lodgement date		5 October 2012	
Type of application		☒ New development involving:- ☒ Reconfiguring a lot ☒ Development permit	
Description of proposal applied for		Development Permit for Reconfiguring a Lot for Subdivision of 1 into 59 residential lots, balance lot and new road with a Plan of Development	
UDA development approval details			
Decision of the ULDA		The ULDA has decided to grant all of the UDA development approval applied for, subject to UDA development conditions forming part of this decision notice	
Decision date		6 December 2012	
Currency period		4 Years from Decision Date	
Plans and specification			
The plans and specifications approved by the ULDA and referred to in the UDA development conditions concerning the UDA development approval are detailed below.			
Approved plans, reports and specifications		Number (if applicable)	Date (if applicable)
1.	Proposed Layout over Part of Lot 3 on SP243888 Bauman Way, Blackwater	109767-LC-7-10 Rev A	05/11/2012 (Amended in Red 3.12.12)
2.	Proposed Plan of Lots 1001 & 1012		29.11.12 (Received)

3.	Plan of Development Stage 7		15.11.2012 (Amended in Red 4.12.12)
4.	Plan of Development Stage 8		15.11.2012 (Amended in Red 4.12.12)
5.	Plan of Development Stage 9		15.11.2012 (Amended in Red 4.12.12)
6.	Plan of Development Stage 10		15.11.2012 (Amended in Red 4.12.12)
7.	Elevations	3 of 3	13/11/2012 (Amended in Red 4.4.12)
8.	Roadworks & Drainage Layout Plan Sheet 1	C031 Rev B	30.10.12
9.	Roadworks & Drainage Layout Plan Sheet 2	C032 Rev B	30.10.12
10.	Overall Sewer Reticulation Layout Plan	C061 Rev B	30.10.12
11.	Water Reticulation Layout Plan Sheet 1	C071 Rev C	14.11.12
12.	Water Reticulation Layout Plan Sheet 2	C072 Rev C	14.11.12
13.	Bulk Earthworks Layout Plan Sheet 1	C010 Rev B	30.10.12
14.	Bulk Earthworks Layout Plan Sheet 2	C011 Rev B	30.10.12
15.	Erosion & Sediment Control Layout Plan Sheet 1	C021 Rev B	30.10.12
16.	Erosion & Sediment Control Layout Plan Sheet 2	C022 Rev B	30.10.12
17.	Walsh / Bauman Intersection Detail Plan	C033 Rev D	08.11.12
UDA Development Conditions			
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 survey plan endorsement for the relevant stage
2	Complete all Operational Works Complete all operational work associated with this development approval, including work required by any of the following conditions. Such work is to be carried out generally in accordance with the approved plans.		Prior to survey plan endorsement for 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	Streetscape Works a) Submit to the ULDA for compliance endorsement Streetscape Works Plan detailing proposed works, including the pedestrian/cycle network, and illustrating the following: - appropriate pavement treatments including finished surface levels, cross-falls and longitudinal grades; - appropriate footpath locations; - street tree and other plantings location and species, the ground		a) Prior to commencement of works on site for the relevant stage

	preparation works and monthly maintenance plan; - road uses adjacent to the kerbing (e.g. parking bays, No Standing zones etc); - Identify all new and existing trees within the dedicated road, including those to be retained and those to be removed; - Identify the location/ proximity of services within the road reserve; and - Provide details of proposed planting including common and botanical names, height and spread at maturity. The plan is to be prepared by an Australian Institute of Landscape Architects registered landscape architect or RPEQ. b) Undertake the works in accordance with the endorsed streetscape works plans from part (a) of this condition. Works are to be carried out in accordance with the following standards: - AS1428.1 Design of Access and Mobility; - AS1428.4 Tactile Ground Surface Indicators; - AS/NZA 1158.3.1, 2005 Pedestrian Area Lighting; and - relevant Isaac Regional Council engineering standards This work is to be certified by a suitably qualified urban design/landscape architect or Registered Professional Engineer Queensland RPEQ professional in accordance with the ULDA Certification Procedures Manual and to the satisfaction of the ULDA. c) On completion of this work submit written certification and "as constructed" plans to the ULDA demonstrating compliance with this condition. d) Maintain street trees and other road reserve plantings for a period of twelve (12) months after an 'On-Maintenance' (landscape) inspection.	b) Prior to survey plan endorsement for the relevant stage c) Prior to survey plan endorsement for the relevant stage d) As indicated
5	Integrated Streetscape Plan Submit to the ULDA Principal Engineer for compliance assessment an integrated streetscape concept plan indicating road kerb alignments, road cross sections, stormwater quality devices, on street car parking, proposed driveways, footpaths, stormwater, water and sewer mains and landscape treatments.	Prior to commencement of works for Stage 7
6	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; • management of sedimentation and erosion which complies with management of groundwater and surface water collection, treatment and disposal in accordance with Central Highlands Regional Council's standards.; • management of contaminated soils (if required), including	a) Prior to commencement of site works for the relevant stage

	removal, treatment and replacement in accordance with site remediation plans prepared and approved 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.	b) During site works for the relevant stage
7	Water Reticulation a) Submit to the ULDA Principal Engineer engineering plans certified by a Registered Professional Engineer Queensland (RPEQ) detailing the water reticulation, including connections, required to service each lot generally in accordance with that shown on the approved Water Reticulation Layout Plan Sheet 1 number C071 Rev C dated 14.11.12, Water Reticulation Layout Plan Sheet 2 number C072 Rev C dated 14.11.12 and the <i>Capricorn Municipal Development Guidelines</i>. b) Construct the works in accordance with the RPEQ certified plans c) Upon completion of the works, submit to the ULDA Principal Engineer "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 a) of this condition.	a) Prior to 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
8	Sewer Reticulation a) Submit to the ULDA Principal Engineer engineering plans certified by a Registered Professional Engineer Queensland (RPEQ) detailing the sewer reticulation, including connections, required to service each lot generally in accordance with that shown on the approved Overall Sewer Reticulation Layout Plan number C061 Rev B dated 30.10.12 and the <i>Capricorn Municipal Development Guidelines</i>. b) Construct the works in accordance with the approved plans c) Upon completion of the works submit to the ULDA Principal Engineer "As Constructed" plans including an asset register certified by a Registered Professional Engineer Queensland (RPEQ), in accordance with part b) of this condition.	a) Prior to 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
9	Stormwater Management (Quantity & Quality) a) Submit to the ULDA Principal Engineer engineering plans certified by a Registered Professional Engineer Queensland (RPEQ) demonstrating suitably treated stormwater, with the exception of water captured on-site in rainwater tanks, is drained from the site and carried without causing annoyance or nuisance to any person to a lawful point of discharge generally in accordance with the approved Roadworks & Drainage Layout Plan Sheet 1 number	a) Prior to commencement of site works for the relevant stage

	C031 Rev B dated 30.10.12, Roadworks & Drainage Layout Plan Sheet 2 number C032 Rev B dated 30.10.12 and the design and construction criteria contained in the <i>Capricorn Municipal Development Guidelines</i> and QUDM (2008). The stormwater drainage design must demonstrate that: ▪ discharge from the site shall be as per pre-development, in regard to location, duration, frequency, concentration and point of discharge to downstream properties including road reserves. ▪ stormwater flow entering the site shall not be restricted ▪ internal swales shall be lined and landscaped to assist in the removal of sediment. ▪ water quality devices proposed can meet the required standards outlined in the <i>Capricorn Municipal Development Guidelines</i> and ▪ provide easements where necessary in favour of the Central Highlands Regional Council to cater for external flows through the subject site. b) Construct the works in accordance with the RPEQ certified plans c) Upon completion of the works submit to the ULDA Principal Engineer "As Constructed" plans including an asset register certified by a Registered Professional Engineer Queensland (RPEQ), in accordance with part b) of this condition.	b) Prior to survey plan endorsement for the relevant stage c) Prior to survey plan endorsement for the relevant stage
10	Roadworks a) Submit to the ULDA Principal Engineer engineering plans certified by a Registered Professional Engineer Queensland (RPEQ) detailing the internal roadworks generally in accordance with that shown on the approved Roadworks & Drainage Layout Plan Sheet 1 number C031 Rev B dated 30.10.12, Roadworks & Drainage Layout Plan Sheet 2 number C032 Rev B dated 30.10.12 and the <i>Capricorn Municipal Development Guidelines</i>. The plan must also demonstrate how the Walsh Avenue / Bauman Way Intersection is to incorporate dedicated right and left turn lanes into and out of Bauman Way b) Construct the works in accordance with the endorsed plans from part a) of this condition. c) Upon completion of the works submit to the ULDA Principal Engineer "As Constructed" plans including an asset register certified by a Registered Professional Engineer Queensland (RPEQ), in accordance with part 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.
11	Walsh Avenue and Bauman Way Intersection a) Submit to the ULDA Principal Engineer for compliance endorsement engineering plans certified by a Registered Professional Engineer Queensland (RPEQ) detailing the roadworks, including street lighting, drainage, median, kerb & channel, footpath and property access generally in accordance with the approved Walsh / Bauman Intersection Detail Plan number C033 Rev D dated 08.11.12 and the <i>Capricorn Municipal Development Guidelines</i>. b) Construct the works in accordance with the endorsed plans from part a) of this condition	a) Prior to commencement of site works for Stage 7 b) Prior to survey plan endorsement for Stage 7

	c) Upon completion of the works submit to the ULDA Principal Engineer "As Constructed" plans including an asset register certified by a Registered Professional Engineer Queensland (RPEQ), in accordance with part b) of this condition.	c) Prior to survey plan endorsement for Stage 7
12	Street Lighting Design and install a street lighting system (including connections and energising) to all roads within the subdivision and to all footpaths/bikeways within road reserves at no cost to Council The design and construction of the street lighting system must: - be certified by a Registered Professional Engineer Queensland (RPEQ) in accordance with AS1158 "Street Lighting Applications" and the <i>Capricornia Municipal Development 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	Erosion & Sediment Control Implement the approved Erosion & Sediment Control Layout Plan Sheet 1 number C021 Rev B dated 30.10.2012 and Erosion & Sediment Control Layout Plan Sheet 2 number C022 Rev B dated 30.10.2012.	At all times during construction works
14	Filling and Excavation - Carryout all filling and excavation works generally in accordance with approved Bulk Earthworks Layout Plan Sheet 1 number C010 Rev B dated 30.10.12 and Bulk Earthworks Layout Plan Sheet 2 number C011 Rev B dated 30.10.12. - Submit to the ULDA Principal Engineer certification by 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 generally in accordance with the approved Bulk Earthworks Layout Plan Sheet 1 number C010 Rev B dated 30.10.12 and Bulk Earthworks Layout Plan Sheet 2 number C011 Rev B dated 30.10.12, AS3798 and any unsuitable material encountered has been treated or replaced with suitable replacement material.	- At all times during construction works - Prior to survey plan endorsement for the relevant stage
15	Easements over Infrastructure Public utility easements must be provided, in favour of and at no cost to Central Highlands Regional Council (CHRC), over infrastructure located in private land that becomes contributed assets. The terms of the easements must be to the satisfaction of the CHRC Chief Executive Officer.	Prior to survey plan endorsement for the relevant stage
16	Electricity Submit to the ULDA written evidence of an agreement with an authorised electricity supplier (eg ERGON) to provide an underground electricity service to each lot.	Prior to survey plan endorsement for the relevant stage
17	Telecommunications Submit to the ULDA written evidence of an agreement with an	Prior to survey plan endorsement for the relevant

	authorised telecommunications supplier to provide an underground telecommunications service to each lot.	stage												
18	Broadband Provide infrastructure within the development to accommodate NBN services in accordance with NBN Co Limited 'New Developments: Deployment of the NBN Co Conduit and Pit Network – Guidelines for Developers', Doc. No NBN-TE-CTO-194, issue date 1 st April 2011.	Prior to survey plan endorsement for the relevant stage												
19	Repair damage to Kerb, Footpath or Road Repair to the satisfaction of the CHRC any damage to existing kerb and channel, road verge or roadway (including removal of concrete slurry from footpaths, roads, kerb and channel and stormwater gullies and pipes) that may occur during any works carried out in association with the approved development.	Prior to survey plan endorsement for the relevant stage												
20	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 conjunction with the approved development.	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 ULDA <i>Certification Procedure Manual</i> .	Prior to commencement of site works 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 ULDA <i>Certification Procedure Manual</i>	Prior to survey plan endorsement for the relevant stage.												
23	Infrastructure Contributions – Reconfiguring a Lot 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>The contribution will be equivalent to the charge that applies to the development under the Central Highlands Regional Council's Adopted Infrastructure Charges Resolution (no.1) 2011, reviewed on 1 July each year and increased by the three year rolling average of the Queensland Roads and Bridges Index.</i> The current contribution is as follows: <table><tr><th>Development type/product</th><th>No. of lots</th><th>Adopted Infrastructure Charge</th><th>Contribution</th></tr><tr><td>Reconfiguring a Lot</td><td>59</td><td>\$25,047.00</td><td>\$1,477,773</td></tr><tr><td>TOTAL</td><td></td><td></td><td>\$1,477,773*#</td></tr></table> <i>*The developer contributions will be adjusted each financial year for three year rolling average of the Queensland Roads and Bridges Index. # Less any offsets as agreed to in writing with the ULDA</i>	Development type/product	No. of lots	Adopted Infrastructure Charge	Contribution	Reconfiguring a Lot	59	\$25,047.00	\$1,477,773	TOTAL			\$1,477,773*#	Prior to survey plan endorsement for the relevant stage.
Development type/product	No. of lots	Adopted Infrastructure Charge	Contribution											
Reconfiguring a Lot	59	\$25,047.00	\$1,477,773											
TOTAL			\$1,477,773*#											

*The developer contributions will be adjusted each financial year for three year rolling average of the Queensland Roads and Bridges Index.
Less any offsets as agreed to in writing with the ULDA

ADVICE

Please note that in order to lawfully undertake development, it may be necessary to obtain approvals other than this ULDA 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.

Plan Sealing and Uncompleted Works Bonds

ULDA procedures and required forms regarding plan sealing and uncompleted works bonds are contained within the *ULDA Certification Procedures Manual* downloadable on the website or contact the ULDA on 3024 4150.

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.