

23 November 2012

ULDA Ref. No: DEV2012/359

Emily Holmes
Murray & Associates (QLD) Pty Ltd
PO Box 246
NAMBOUR QLD 4560

Dear Emily

RE: SECTION 75(1) CHANGE TO A UDA DEVELOPMENT APPROVAL FOR A UDA DEVELOPMENT APPLICATION FOR A DEVELOPMENT PERMIT FOR A RECONFIGURING A LOT (1 INTO 2) AND BALANCE LOT PLUS NEW ROAD AND MATERIAL CHANGE OF USE FOR TWO SHARE ACCOMMODATION DWELLINGS AND ASSOCIATED OPERATIONAL WORKS AT ACACIA ROAD, ROMA DESCRIBED AS PART LOT 141 ON SP250497

On 21 November 2012 the ULDA approved the application to change the UDA development approval pursuant to s. 75 of the *Urban Land Development Authority Act 2007*. [The Urban Land Development Authority (ULDA) has decided to grant [all/part] of the change to 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 Brianna Fyffe on 07 3174 0206.

Yours sincerely



 Beatriz Gomez
PLANNING MANAGER – DEVELOPMENT ASSESSMENT]

UDA Decision Notice – Approval

Site information			
Name of urban development area (UDA)	Bowen Street (Roma)		
Site address	Acacia Road, Roma		
Lot on plan description <i>[insert all lot on plan numbers describing the land the subject of the application]</i>	Lot number	Lot description	
	Part Lot 141	SP250497	
UDA development application details			
ULDA reference number	DEV2012/359		
Lodgement date	7 September 2012		
Type of application	☐ Changing a UDA development approval		
Description of proposal applied for	Development Permit for Reconfiguring a Lot (1 into 2) and Balance Lot Plus New Road and Material Change of Use for Two Share Accommodation Dwellings and Associated Operational Works		
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		
Original Decision date	19 October 2012		
Change to approval date	21 November 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.	Plan of Development – showing reconfiguration of a lot by subdivision of Lots 141 & 142 on SP250497 Bowen Street, Roma, prepared by Fyfe Surveyors	37748_POD_ST4 & ST8 Staging Lots, Rev D	14/09/12, Amended in Red 16/10/2012

2.	Development Summary	SK02 Rev B	May 2012
3.	Site & Roof Plan	SK03 Rev B	May 2012
4.	Site & Ground Floor Plan	SK04 Rev B	May 2012, Amended in Red 16/10/2012
5.	Streetscape Elevations	SK05 Rev B	May 2012
6.	Floor Plan	SK06 Rev B	May 2012, Amended in Red 16/10/2012
7.	Roof Plan	SK07 Rev B	May 2012, Amended in Red 16/10/2012
8.	Elevations	SK08 Rev B	May 2012

UDA Development Conditions

1.	Carry out the approved development Carry out the development generally in accordance with the approved plans, drawings and documents.	Prior to survey plan endorsement
2.	Complete all Operational Works Complete all building and 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
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.	As indicated
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; • Management of groundwater and surface water collection, treatment and disposal to accepted environmental standards;	Prior to commencement of works

	Management of contaminated soils, including removal, treatment and replacement in accordance with site remediation plans prepared and approved specifically for this site, if needed. 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.	
5.	Streetscape Works a) Submit to the ULDA Manager – Development Assessment for compliance endorsement detailed streetscape plans (including footpaths and street trees) certified by a qualified landscape architect or landscape contractor for the New Road (Acacia Rd) and Cottell St frontages in accordance with the <i>Capricorn Municipal Development Guidelines</i>. The plans shall, where applicable, document the following: - Existing site contours or levels - Location of existing services - Location of footpath - Location of proposed drainage works within landscaped areas, including cross-sections and descriptions. - Provision of plant schedule for street trees listing all proposed plants by botanical name, quantity and size at time of planting. b) Submit to the ULDA Manager – Development Assessment certification from a suitably qualified landscape architect or landscape contractor that all streetscape 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 b) Prior to survey plan endorsement c) As indicated d) As indicated
6.	Roadworks a) Submit to the ULDA Principal Engineer – Development Assessment for compliance endorsement detailed engineering drawings of road works along the New Road (Acacia Rd) and Cottell St frontages certified by a	a) Prior to commencement of works

	Registered Professional Engineer of Queensland (RPEQ-Civil) generally in accordance with the <i>Capricorn Municipal Development Guidelines</i>. b) Construct the works in accordance with the endorsed plans c) Submit to the ULDA Principal Engineer – Development Assessment "As Constructed" plans including an asset register in a format acceptable to the Maranoa Regional Council certified by a Registered Professional Engineer Queensland (RPEQ-Civil) generally in accordance with part a) of this condition.	b) Prior to survey plan endorsement c) Prior to survey plan endorsement
7.	Stormwater (Quantity) a) Submit to the ULDA Principal Engineer – Development Assessment for compliance endorsement designs and hydraulic calculations for the proposed stormwater drainage system checked and certified by a Registered Professional Engineer Queensland (RPEQ) generally in accordance with the <i>Capricorn Municipal Development Guidelines</i>. The calculations must demonstrate capacity of the underground stormwater pipe system to take the minor storm flow for a minimum ARI 2 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. Where surcharge occurs for the Q2, the stormwater pipe system shall be increased to ensure that no properties are affected by the Q100 storm flow. The design must take into account of proposed and constructed stormwater and flood management works downstream of the outlets and any hydraulic effects these may have on the stormwater system. b) Construct the works in accordance with the endorsed plans in part a) of this condition. c) Submit to the ULDA Principal Engineer – Development Assessment "As Constructed" plans including an asset register, in a format acceptable to the Maranoa Regional Council certified by a Registered Professional Engineer Queensland (RPEQ-Civil) generally in accordance with part a) of this condition.	a) Prior to commencement of works b) Prior to survey plan endorsement c) Prior to survey plan endorsement
8.	Stormwater (Quality) a) Submit to the ULDA Principal Engineer – Development Assessment for compliance endorsement designs and calculations for the proposed stormwater quality system checked and certified by a Registered Professional Engineer Queensland (RPEQ) generally in accordance with	a) Prior to commencement of works

	the <i>Capricorn Municipal Development Guidelines</i>. b) Construct the works in accordance with the endorsed plans in part a) of this condition. c) Submit to the ULDA Principal Engineer – Development Assessment "As Constructed" plans including an asset register, in a format acceptable to the <i>Maranoa Regional Council</i> certified by a Registered Professional Engineer Queensland (RPEQ-Civil) generally in accordance with part a) of this condition.	b) Prior to survey plan endorsement c) Prior to survey plan endorsement
9.	Water Reticulation a) Submit to the ULDA Principal Engineer – Development Assessment for compliance endorsement detailed water reticulation plans certified by a Registered Professional Engineer Queensland (RPEQ) generally in accordance with the <i>Capricorn Municipal Development Guidelines</i>. b) Construct the works in accordance with the endorsed plans in part a) of this condition. c) Submit to the ULDA Principal Engineer – Development Assessment "As Constructed" plans including an asset register, in a format acceptable to the <i>Maranoa Regional Council</i> certified by a Registered Professional Engineer Queensland (RPEQ-Civil) generally in accordance with part a) of this condition.	a) Prior to commencement of works b) Prior to survey plan endorsement c) Prior to survey plan endorsement
10.	Sewer Reticulation a) Submit to the ULDA Principal Engineer – Development Assessment for compliance endorsement detailed sewer reticulation plans certified by a Registered Professional Engineer Queensland (RPEQ) generally in accordance with the <i>Capricorn Municipal Development Guidelines</i>. b) Construct the works in accordance with the endorsed plans in part a) of this condition. c) Submit to the ULDA Principal Engineer – Development Assessment "As Constructed" plans including an asset register, in a format acceptable to the <i>Maranoa Regional Council</i> certified by a Registered Professional Engineer Queensland (RPEQ-Civil) generally in accordance with part a) of this condition.	a) Prior to commencement of works b) Prior to survey plan endorsement c) Prior to survey plan endorsement
11.	Soil Erosion and Sediment Control a) Submit to the ULDA Manager – Development Assessment an Erosion and Sediment Control (ESC) Plan in accordance with <i>Capricorn Municipal Development Guidelines</i>. The plan must be certified by Registered	a) Prior to commencement of work

	Professional Engineer Qld (RPEQ-Civil), a Certified Professional in Erosion and Sediment Control (CPESC) or a suitably qualified person acceptable to the <i>Maranoa Regional Council</i>. Advice in writing from the MRC will be required should the latter person be chosen by the developer. b) Implement the Erosion and Sediment Control Plan on site.	b) At all times during construction works								
12.	Electricity Submit to the ULDA Manager – Development Assessment written evidence that the applicant has entered into an agreement with an authorised electricity supplier (e.g. Ergon) to provide underground electricity services to Lots 7 and 8.	Prior to commencement of works								
13.	Telecommunications Submit to the ULDA Manager – Development Assessment documentation from an authorised telecommunications service provider to confirm that satisfactory agreements have been made for the provision of underground telecommunications to Lots 7 and 8 within the proposed development.	Prior to commencement of works								
14.	Service Conduits & Mains Maranoa Regional Council (MRC) – 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 survey plan endorsement								
15.	Infrastructure Contributions – Reconfiguring a Lot <i>Pay to the Urban Land Development Authority a monetary contribution towards the cost of the provision of essential trunk infrastructure.</i> <i>The contribution, calculated at the time of payment will be equivalent to the charge that would have applied to the development under the Maranoa Regional Council's Adopted Infrastructure Charges Resolution (AICR)</i> <table border="1"><thead><tr><th colspan="2">Table 2 – Adopted infrastructure charges</th></tr><tr><th>Dwelling House</th><th>Adopted infrastructure charges</th></tr></thead><tbody><tr><td>3 or more bedroom dwelling</td><td>\$21,000.00/lot x 2 (1 existing lot) = \$42,000.00</td></tr><tr><td>TOTAL</td><td>\$42,000.00</td></tr></tbody></table> <i>* Increased on 1 July each year by multiplying the above amount by the three year rolling average of the Queensland Roads and Bridges Index.</i>	Table 2 – Adopted infrastructure charges		Dwelling House	Adopted infrastructure charges	3 or more bedroom dwelling	\$21,000.00/lot x 2 (1 existing lot) = \$42,000.00	TOTAL	\$42,000.00	Prior to survey plan endorsement
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Dwelling House	Adopted infrastructure charges									
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TOTAL	\$42,000.00									
	CONDITIONS OF APPROVAL – MATERIAL CHANGE OF									

	USE	
CONDITION	TIMING	
16.	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
17.	Complete all Operational and Building Works Complete all building and 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 commencement of use
18.	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.	As indicated
19.	Energy Efficiency a) Submit to the ULDA Manager – Development Assessment a report outlining the energy efficient features employed in the building which is to include but 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 Manager – Development Assessment written certification that the completed building complies with part a) this condition.	a) Prior to approval for Building Works b) Prior to commencement of use
20.	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; ▪ 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.	Prior to commencement of works

	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.	
21.	Landscape Plan a) Submit to the ULDA Manager – Development Assessment for compliance endorsement detailed landscape plans certified by a suitably qualified Landscape Architect or Landscape Contractor illustrating the extent of site landscaping. The plans must where relevant; ▪ include an area of soft landscaping on each lot in the front setback. This may be to the front of blank walls or to provide privacy. ▪ ensure landscaping maintains visibility along pathways, driveways and to front entries ▪ driveway and landscape treatment for significant sections of hardstand ▪ include species which are low maintenance and water-wise ▪ ensure species are selected taking into account the location of overhead or underground services ▪ indicate where one hose cock can be provided within each private open space where on ground level ▪ ensure turfed areas proposed are accessible externally by standard lawn mowing equipment and receive adequate sunlight ▪ identify opportunities for water infiltration on-site to be maximised on-site through landscaped areas and permeable paving where possible ▪ ensure surface water for each courtyard/ hard stand area does not drain to adjoining lots. b) Construct landscape works in accordance with part a) of this condition. c) On completion of the landscape works, submit to the ULDA Manager – Development Assessment written certification from a suitably qualified landscape professional or contractor that the completed landscaping complies with this condition.	a) Prior to commencement of works b) Prior to commencement of use c) Prior to commencement of use
22.	Soil Erosion and Sediment Control a) Submit to the ULDA Principal Engineer – Development Assessment an Erosion and Sediment Control (ESC) Plan in accordance with <i>Capricorn Municipal Development Guidelines</i>. The plan must be certified by Registered Professional Engineer Qld (RPEQ-Civil), a Certified	a) Prior to commencement of work

	Professional in Erosion and Sediment Control (CPESC) or a suitably qualified person acceptable to the <i>Maranoa Regional Council</i>. Advice in writing from the MRC will be required should the latter person be chosen by the developer. b) Implement the Erosion and Sediment Control Plan on site	b) At all times during construction works
23.	Stormwater Drainage (Quantity & Quality) a) Submit to the ULDA Principal Engineer – Development Assessment a site based stormwater management plan including detailed engineering plans and hydraulic calculations certified by Registered Professional Engineer Qld (RPEQ-Civil) or suitably qualified hydraulic specialist for stormwater quantity and quality in accordance with the requirements of QUDM, the <i>Capricorn Municipal Development Guidelines</i> and the <i>State Healthy Waters guidelines</i>. b) Construct the works in accordance with part a) of this condition	a) Prior to commencement of work b) Prior to commencement of use
24.	Finished floor levels Construct the development to provide a minimum finished floor level of 300mm above the Top of Kerb Level or 300mm above the centreline of New Road (Acacia Street), whichever is the higher.	Prior to commencement of use and to be maintained
25.	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 and to be maintained
26.	Refuse Collection Maranoa Regional Council (MRC) – Nominated Assessing Authority Enter into an agreement with the <i>Maranoa Regional Council</i> to provide a waste collection service to the development. Provide sufficient storage onsite for a refuse and recyclables bin for each dwelling. Include a waste management component within any CMS.	Prior to commencement of use and to be maintained
27.	Car parking and access a) Construct, seal and linemark the internal driveways and car parking spaces in accordance with AS2890.1:2004 <i>Parking Facilities – Off Street Parking</i>. b) Design and construct the vehicle crossover in Acacia Road in accordance with the <i>Capricorn Municipal Development Guidelines</i>	a) Prior to commencement of use and to be maintained b) Prior to commencement of use

28.	Water Connection Maranoa Regional Council (MRC) – Nominated Assessing Authority Connect the development to the MRC water reticulation network at no cost to the Council in accordance with all Council requirements.	Prior to commencement of use
29.	Sewer Connection Maranoa Regional Council (MRC) – Nominated Assessing Authority Connect the development to the MRC sewerage reticulation network at no cost to the Council in accordance with all Council requirements.	Prior to commencement of use
30.	Service Conduits & Mains Maranoa Regional Council (MRC) – 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
31.	Damage and Repairs Maranoa Regional Council (MRC) – 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
32.	Electricity Submit to the ULDA Manager – Development Assessment written evidence that the applicant has entered into an agreement with an authorised electricity supplier (e.g. Ergon) to provide underground electricity services to each dwelling.	Prior to commencement of works
33.	Telecommunications Submit to the ULDA Manager – Development Assessment documentation from an authorised telecommunications service provider to confirm that satisfactory arrangements have been made for the provision of underground telecommunications to each dwelling within the proposed development.	Prior to commencement of works
34.	Access Easements over Lot 7 and Lot 8 Reciprocal easement arrangements must be provided in favour of Lot 7 and Lot 8 respectively to facilitate vehicular access to each lot.	Prior to commencement of use

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.

Maranoa Regional Council (MRC) as the Nominated Assessing Authority

For any conditions in this package that require the consideration of Maranoa Regional Council (MRC), 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 by the condition/s (e.g. a letter of endorsement or authorisation or a permit). No costs will be incurred by the ULDA or MRC.

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.