

17 January 2013

ULDA Ref. No: DEV2012/345

BM Alliance Coal Operations
C/- Cardno HRP
PO Box 244
MACKAY QLD 4740

Attention Mr Michael Jewell

Dear Michael

RE: SECTION 59(1)(a) UDA DEVELOPMENT APPROVAL FOR AN UDA DEVELOPMENT APPLICATION FOR A UDA DEVELOPMENT PERMIT MATERIAL CHANGE OF USE FOR MULTIPLE RESIDENTIAL (4 DWELLING UNITS) AND ASSOCIATED OPERATION WORKS AT 19 UMBRELLA STREET, BLACKWATER DESCRIBED AS LOT 12 ON B337100

On 17 January 2013 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 Anna Havill on 07 3024 4150.

Yours sincerely



Matt Toon
PRINCIPAL PLANNER DA

UDA Decision Notice – Approval

Site information		
Name of urban development area (UDA)	Blackwater	
Site address	19 Umbrella Street, Blackwater	
Lot on plan description	Lot number	Lot description
	Lot 12	B337100
UDA development application details		
ULDA reference number	DEV2012/345	
Lodgement date	6 September 2012	
Type of application	☒ New development involving:- ☒ Material change of use ☒ Development permit	
Description of proposal applied for	Development Permit for Material Change of Use for multiple residential (4 dwelling units) 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	
Decision date	17 January 2013	
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. Site Plan – amended in red	WC.A001	16/02/12
2. Proposed Development Mark-up Extent of Work Ground Floor Plan– amended in red	WC.A004	16/02/2012
3. First Floor Plan	WC.A005	24/05/12
4. Elevations 1,2 & 3	WC.A006	20/02/12

5.	Elevation 4 & Section A-A	WC.A007	20/02/12
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 the commencement of use and to be maintained	
2.	Complete all Building and 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 the commencement of use	
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.	Energy Efficiency a. Submit to the ULDA 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 written certification that the completed building complies with part a) this condition.	a. Prior to approval for Building Works b. Prior to the commencement of use	
5.	Detailed Landscape Plan a. Submit to the ULDA for approval a detailed Landscape Plan including all private open space and driveway treatments generally in accordance with the approved Site Plan 11-2423 Sheet 2 Rev B dated 19/10/11 certified by a suitably qualified [AILA Landscape Architect] and/or experienced professional. Landscape plan is to demonstrate: - Selected species and fencing does not block visual surveillance to adjacent footpaths - Fencing and treatments of private courtyards - Trees and shrubs have a mature height of between 2m and 6m - Selected species are drought tolerant and low maintenance - Existing contours and proposed finished levels for earthwork - Location of existing and proposed services - The minimisation of hard and the maximisation of soft landscape treatments - Location, species' botanical name, pot size, numbers and mature height of all proposed planting	a. Prior to the commencement of work for each lot	

	▪ Driveway treatment minimises hardstand area and contributes positively to the development and minimises visual impact of driveway. b. On completion of the landscape works, submit to the ULDA written certification from a suitably qualified [AILA Landscape Architect] and/or experienced professional that the completed landscaping complies with part a) this condition.	b. Prior to the commencement of use for each lot
6.	Street Trees Central Highlands Regional Council (CHRC) – Nominated Assessing Authority Plant street trees in the road reserve between the site and the kerb of Umbrella and Casuarina Streets 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 Plant Smart document for the Central Highlands Regional Council area. The plantings must not impact upon sewerage or water infrastructure.	Prior to commencement of use and to be maintained
7.	Soil Erosion and Sediment Control a. Submit to the ULDA an Erosion and Sediment Control (ESC) Plan in accordance with Capricorn Municipal Development Guidelines. Plan to be certified by Registered Professional Engineer Qld (RPEQ-Civil) or Certified Professional in Erosion and Sediment Control (CPESC). b. Implement the Erosion and Sediment Control Plan on site.	a. Prior to commencement of work b. At all times during construction works
8.	Outdoor Lighting Minimise outdoor lighting to reduce light spill in the adjacent residential properties to be in accordance with AS 4282:1997 Control of the Obtrusive Effects of Outdoor Lighting.	Prior to the commencement of use and to be maintained
9.	Refuse Collection Central Highlands Regional Council (CHRC) – Nominated Assessing Authority Enter into an agreement with the Central Highlands Regional Council to provide a waste collection service to the development. Provide sufficient storage onsite for a refuse and recyclables bin for each unit. Include a waste management component within any CMS.	Prior to the commencement of use and to be maintained
10.	Internal Car Parking Internal driveway and car parking is to be constructed, sealed and line marked in accordance with AS2890.1:2004 Parking Facilities – Off Street Parking.	Prior to the commencement of use and to be maintained
11.	Service Conduits & Mains Central Highlands Regional Council (CHRC) – Nominated Assessing Authority Supply and install all service conduits and meet the cost of any	Prior to commencement of use

	alterations to public utility mains, existing mains, services or installations required in connection with the approved development.																
12.	External Footpath Design and construct a 1.2m wide footpath along the lot frontages in Umbrella and Casuarina Streets in accordance with the requirements of the Capricorn Municipal Development Guidelines	Prior to commencement of use															
13.	Access Driveway Design and construct driveway crossover slab in Casuarina Street generally in accordance with Response to Information Request Attachment A "Proposed Development Mark-up Extent of Work Ground Floor Plan" prepared by Woollam Constructions Dwg No WC.A004" dated 15/11/12.	Prior to commencement of use															
14.	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															
15.	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: <table border="1" data-bbox="240 1429 1059 1957"> <thead> <tr> <th>Development type/product</th><th>Adopted Infrastructure Charge</th><th>Contribution</th></tr> </thead> <tbody> <tr> <td>Existing – 2 x 3 bedroom dwellings</td><td>\$25,000/dwelling</td><td>\$50,000</td></tr> <tr> <td>Proposed – 2 x 3 bedroom dwellings and 2 x 2 bedroom dwellings</td><td>\$25,000/dwelling + \$14,500/dwelling</td><td>\$50,000 + \$29,000 = \$79,000</td></tr> <tr> <td>Proposed less existing</td><td></td><td>\$79,000 - \$50,000</td></tr> <tr> <td>TOTAL</td><td></td><td>\$29,000*</td></tr> </tbody> </table> *The developer contributions will be adjusted each financial year for three year rolling average of the Queensland Roads and Bridges	Development type/product	Adopted Infrastructure Charge	Contribution	Existing – 2 x 3 bedroom dwellings	\$25,000/dwelling	\$50,000	Proposed – 2 x 3 bedroom dwellings and 2 x 2 bedroom dwellings	\$25,000/dwelling + \$14,500/dwelling	\$50,000 + \$29,000 = \$79,000	Proposed less existing		\$79,000 - \$50,000	TOTAL		\$29,000*	Prior to commencement of use
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STANDARD ADVICE

UDA Development Approval

This UDA Development Approval does not include assessment against the following:

- Building Code of Australia and does not permit building work to occur. Prior to the commencement of any building work, a Development Permit under the Sustainable Planning Act 2009 for Carrying out Building Work will be required.
- Plumbing and Drainage Act 2002. Prior to the commencement of any building work, a Compliance certificate is required from the relevant Local Authority.

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 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.

Noise and Dust Emissions

All development involving the emission of noise and dust from building/construction activities requires that the emission be in accordance with the requirements of the Environmental Protection Act 1994. Pursuant to Division 3 Section 440R of the Environmental Protection Act 1994, a builder or building contractor must not carry out building work on a building site in a way that makes or causes audible noise to be made from the building work-

- (a) on a Sunday or public holiday, at any time; or
- (b) on a Saturday or business day, before 6.30 a.m. or after 6.30 p.m.

Published Standards

For any published standards referenced, they are to those current as of the date of issue of this package unless specified otherwise.

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 ****