

UDA DECISION NOTICE

Site Address	24 Eucalyptus Street, Blackwater
Real property description	Lot 32 on B33791
Type of approval	UDA development approval subject to conditions
Aspects of development	Material Change of Use and Operational Work
Description of proposal	Multiple Residential (4 dwelling units) associated Operational Works (water, sewer, car parking, driveway and stormwater drainage works)
ULDA reference number	DEV2012/307
Decision date	
Currency period	4 Years from Decision date

Approved Drawings or Documents	Number	Plan or Document Date
Site Plan prepared by Gatley Building Designs	2536-01 Rev A	16/01/12
Lower Floor Plan prepared by Gatley Building Designs	2536-02 Rev A	16/01/12
Lower Upper Plan East and West Elevation prepared by Gatley Building Designs	2536-03 Rev A	16/01/12
East and West Elevation prepared by Gatley Building Designs	2536-04 Rev A	23/11/11
North and South Elevation prepared by Gatley Building Designs	2536- 05 Rev A	23/11/11
Landscape Plan prepared by Greenscape Design	SH02 Issue A	30-05-12 (Amended in Red 2 AUG 2012)
Landscape Plan prepared by Greenscape Design	SH03 Issue A	30-05-12
Landscape Plan prepared by Greenscape Design	SH04 Issue A	30-05-12

UDA Development Conditions

CONDITION		TIMING
1.	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 commencement of use
2.	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

CONDITION	TIMING
3. 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 commencement of use
4. Landscaping and fencing a. Construct landscape works including fencing generally in accordance with approved Landscape Plan prepared by Greenscape Design SH02 Issue A dated 30-05-12 (Amended in Red 2 AUG 2012), Landscape Plan prepared by Greenscape Design SH03 Issue A dated 30-05-12 and Landscape Plan prepared by Greenscape Design SH04 Issue A dated 30-05-12. b. On completion of the landscape works, submit to the ULDA written certification from a suitably qualified landscape professional or technician that the completed landscaping complies with part a. of this condition.	a. Prior to commencement of use b. Prior to commencement of use
5. Soil Erosion and Sediment Control a. Submit to the ULDA 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 Professional in Erosion and Sediment Control (CPESC) or a suitably qualified person acceptable to the Central Highlands Regional Council. Advice in writing from the CHRC will be required should the latter person be chosen by the developer. b. Implement the Erosion and Sediment Control Plan on site	a. Prior to commencement of work b. At all times during construction works
6. Stormwater Drainage (Quantity) a. Submit to the ULDA 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 in accordance with the requirements of QUDM and CHRC guidelines. b. Construct the works in accordance with part a. of this condition c. Submit to the ULDA 'as-constructed' plans and certification from an RPEQ (Civil) that the works have been completed in accordance with the part b. of this condition.	a. Prior to commencement of work b. Prior to commencement of use c. Prior to commencement of use

CONDITION	TIMING
7. 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 Eucalyptus Street, whichever is the higher.	Prior to commencement of use and to be maintained
8. Outdoor Lighting Minimise outdoor lighting to reduce light spill in the adjacent residential properties to be in accordance with <i>AS 4282:1997 Control of the Obtrusive Effects of Outdoor Lighting</i>.	Prior to commencement of use and to be maintained
9. Refuse Collection 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 commencement of use and to be maintained
10. Car parking and access a. Construct, seal and linemark the internal driveway and car parking spaces in accordance with <i>AS2890.1:2004 Parking Facilities – Off Street Parking</i>. b. Design and construct the vehicle crossover in Eucalyptus Street in accordance with the <i>Capricorn Municipal Guidelines</i>	a. Prior to commencement of use and to be maintained b. Prior to commencement of use
11. Water Central Highlands Regional Council (CHRC) – Nominated Assessing Authority 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
12. Sewer Central Highlands Regional Council (CHRC) – Nominated Assessing Authority 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 works
13. 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 connection with the approved development.	Prior to commencement of use

CONDITION	TIMING
14. Footpath a. Design and construct a 1.2m wide footpath along the Eucalyptus Street lot frontage in accordance with the <i>Capricornia Municipal Development Guidelines</i> b. Submit to the ULDA 'as-constructed' drawings and certification from an RPEQ (Civil) that the works have been completed in accordance with the part a. of this condition.	a. Prior to commencement of use b. Prior to commencement of use
15. Damage and Repairs 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
16. Electricity Submit to the ULDA either: ▪ written evidence demonstrating that existing underground low-voltage electricity supply is available to the existing lot, or ▪ 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
17. Telecommunications 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 within the proposed development.	Prior to commencement of use

CONDITION		TIMING												
18.	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><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>\$100,000.00</td></tr><tr><td>TOTAL</td><td></td><td></td><td>\$100,000.00</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	\$100,000.00	TOTAL			\$100,000.00	Prior to commencement of use
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3 bedroom dwelling	4	\$25,000	\$100,000.00											
TOTAL			\$100,000.00											

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 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.

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 ****

