

ULDA Decision Notice

Site Address	41 Rufus Way, Blackwater
Real property description	Lot 8 on HT596
Type of approval	Change to UDA development approval
Aspects of development	Material change of use
Description of proposal	Multiple residential (8 dwellings units)
ULDA reference number	DEV2010/080
Decision date	3 February 2011
Change to approval decision date	11 August 2011
Currency period	4 years from Decision date

Approved Drawings or Documents	Number	Plan or Document Date
Site Plan	0221-01 Rev B (As Amended in Red)	17/12/10
Ground Floor Plan (Units 1, 2 & 5, 6)	0221-02 Rev C	17/12/10
Upper Floor Plan (Units 1, 2 & 5, 6)	0221-03 Rev B	17/12/10
Elevations (Units 1, 2 & 5, 6)	0221-04 Rev B	17/12/10
Ground Floor Plan (Units 3, 4 & 7, 8)	0221-11 Rev C	17/12/10
Upper Floor Plan (Units 3, 4 & 7, 8)	0221-12 Rev B	17/12/10
Elevations (Units 3, 4 & 7, 8)	0221-13 Rev B	17/12/10
Development Application Landscape Plan	Sheet 2 and 3 of 3 (As Amended in Red)	AUG '10

PROJECT TEAM

Matt Toon Principal Planner Development Assessment Urban Land Development Authority	Con de Groot Principal Engineer Development Assessment Urban Land Development Authority
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CONDITIONS OF APPROVAL STAGE 1 – Units 3, 4, 7 and 8

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 the commencement of use and to be maintained
2	Landscaping Carry out landscaping as it relates to stage 1 in accordance with approved Development Application Landscape Plan Sheet 2 and 3 of 3 dated Aug '10 and requirements of the Development Design Code of the <i>Duaringa Shire Planning Scheme 2007</i> .	Prior to commencement of use and then to be maintained
3	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> . b. Implement the approved Erosion and Sediment Control Plan on site	a. Prior to commencement of site works b. At all times during construction

CONDITION		TIMING
		works
4	Stormwater Drainage All stormwater, with the exception of water captured on-site in rainwater tanks, is to be drained from the site and carried without causing annoyance or nuisance to any person to a lawful point of discharge in Rufus Street in accordance with design and construction criteria contained in the <i>Capricorn Municipal Development Guidelines</i> .	Prior to the commencement of use and to be maintained
5	Finished floor level Construct the development to provide a minimum finished floor level of 300mm above the Finished Surface Level or 300mm above the centreline of Rufus Street, whichever is the higher.	Prior to the commencement of use and to be maintained
6	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 the commencement of use and to be maintained
7	Refuse Collection Enter into an agreement with the Central Highlands Regional Council to provide a waste collection service to the development.	Prior to the commencement of use and to be maintained
8	Car parking and access a. The section of driveway and car parking areas (VP2, VP3, VP5 and VP6 and back toward the southern boundary) servicing Stage 1 development (Units 3, 4, 7 and 8) shall be constructed, sealed and linemarked in accordance with AS2890.1; Parking Facilities – Off Street parking and the requirements of the Capricornia Municipal Development Guidelines Standard Drawing CMDG-R-041 Rev C. b. The balance of the driveway access from Rufus Street to visitor parks VP2 and VP5 shall be at least compacted TMR Type 2.3 (or equivalent) gravel.	Prior to the commencement of use and to be maintained
9	Water Connection Central Highlands Regional Council – Nominated Assessing Authority a. Submit for approval of the Chief Executive Officer, or delegate of the Central Highlands Regional Council's (CHRC) the water supply layout showing individual water meters with a 20mm diameter provided to each unit with only one connection point to Council's main is permitted in accordance with CHRC current standards. b. Connect to CHRC's reticulated water supply system. The connection is to be inspected and approved by the CHRC.	a. Prior to commencement of work b. Prior to the commencement of use
10	Sewer Connection Central Highlands Regional Council – Nominated Assessing Authority a. Submit for approval of the Chief Executive Officer, or delegate of the Central Highlands Regional Council's (CHRC) the sewer layout	a. Prior to commencement

CONDITION		TIMING
	including connection branches in accordance with CHRC's current standards. b. Connected to CHRC's reticulated sewerage system. The connection is to be inspected and approved by the CHRC.	ent of work b. Prior to the commencement of use
11	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
12	Easements over infrastructure – water supply, sewerage, drainage Central Highlands Regional Council (CHRC) – Nominated Assessing Authority An internal easement must be provided to CHRC for any part of a sewerage, water supply or drainage network (including overland flow paths) that passes through the site and is of benefit to another allotment. Any such easement must be of an adequate width to protect that infrastructure. Any such easement is to be provided at no cost to Council or the Urban Land Development Authority.	Prior to commencement of use
13	Electricity Submit to the ULDA either: ▪ written evidence demonstrating that existing underground low-voltage electricity supply is available to the newly created lots 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
14	Telecommunications Enter into an agreement with a telecommunication carrier to provide underground telecommunication services to each new lot within the proposed development.	Prior to commencement of use

CONDITION		TIMING												
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 current contribution has been calculated in accordance with Central Highlands Regional Council's <i>Planning Scheme Policy No.2 – Water and Sewer Headworks Contributions</i> and <i>Local Planning Policy 4 – Parkland Contributions</i> which are as follows: <table border="1"> <thead> <tr> <th>Headworks contribution</th><th>Methodology</th><th>Contribution</th></tr> </thead> <tbody> <tr> <td>Sewerage</td><td> Tw x Cw Tw = equivalent tenements Cw = contribution applicable per equivalent tenement 3 bedroom unit = 0.75ET 3 x \$1,640.00 = \$4,920.00 </td><td>\$4,920.00</td></tr> <tr> <td>Water</td><td> Tw x Cw Tw = equivalent tenements Cw = contribution applicable per equivalent tenement 3 bedroom unit = 0.75ET 3 x \$1,500.00 = \$4,500.00 </td><td>\$4,500.00</td></tr> <tr> <td>TOTAL</td><td></td><td>\$9,420.00</td></tr> </tbody> </table>	Headworks contribution	Methodology	Contribution	Sewerage	Tw x Cw Tw = equivalent tenements Cw = contribution applicable per equivalent tenement 3 bedroom unit = 0.75ET 3 x \$1,640.00 = \$4,920.00	\$4,920.00	Water	Tw x Cw Tw = equivalent tenements Cw = contribution applicable per equivalent tenement 3 bedroom unit = 0.75ET 3 x \$1,500.00 = \$4,500.00	\$4,500.00	TOTAL		\$9,420.00	Prior to commencement of use
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CONDITIONS OF APPROVAL STAGE 2 – Units 1, 2, 5 and 6

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 the commencement of use and to be maintained
17	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 the commencement of use
18	Landscaping Carry out landscaping as it relates to stage 2 in accordance with approved Development Application Landscape Plan Sheet 2 and 3 of 3 dated Aug '10 and requirements of the Development Design Code of the <i>Duaringa Shire Planning Scheme 2007</i>.	Prior to commencement of use and then to be maintained

CONDITION		TIMING
19	Street Trees The road reserve between the site and the kerb of Rufus Way is to be planted with street trees, at a spacing of one (1) tree per 15m, and not 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 and to be maintained
20	Fencing Construct: - rear and side solid boundary fencing that does not to exceed 1.8m - internal screen fencing within the development as shown on the approved plan and - if proposed, any front road boundary fencing directly inline with ground storey windows must not exceed 1.2m in height or at least be 50% permeable if above 1.2m in height.	Prior to commencement of use and to be maintained
21	Soil Erosion and Sediment Control c. Submit to the ULDA an Erosion and Sediment Control (ESC) Plan in accordance with <i>Capricorn Municipal Development Guidelines</i>. d. Implement the approved Erosion and Sediment Control Plan on site	c. Prior to commencement of site works d. At all times during construction works
22	Stormwater Drainage All stormwater, with the exception of water captured on-site in rainwater tanks, is to be drained from the site and carried without causing annoyance or nuisance to any person to a lawful point of discharge in Rufus Street in accordance with design and construction criteria contained in the <i>Capricorn Municipal Development Guidelines</i>.	Prior to the commencement of use and to be maintained
23	Finished floor level Construct the development to provide a minimum finished floor level of 300mm above the Finished Surface Level or 300mm above the centreline of Rufus Street, whichever is the higher.	Prior to the commencement of use and to be maintained
24	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 the commencement of use and to be maintained
25	Refuse Collection Enter into an agreement with the Central Highlands Regional Council to provide a waste collection service to the development.	Prior to the commencement of use and to be maintained

CONDITION	TIMING
26 Car parking and access A single driveway and car parking areas are to be constructed, sealed and line marked in accordance with <i>AS2890.1: Parking Facilities – Off Street Parking</i> and the requirements of the <i>Capricornia Municipal Development Guidelines standard drawing SD-R-041 Rev C</i>.	Prior to the commencement of use and to be maintained
27 Water Connection Central Highlands Regional Council – Nominated Assessing Authority c. Submit for approval of the Chief Executive Officer, or delegate of the Central Highlands Regional Council's (CHRC) the water supply layout showing individual water meters with a 20mm diameter provided to each unit with only one connection point to Council's main is permitted in accordance with CHRC current standards. d. Connect to CHRC's reticulated water supply system. The connection is to be inspected and approved by the CHRC.	c. Prior to commencement of work d. Prior to the commencement of use
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29 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
30 Repair damage to kerb, footpath or road 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 the commencement of the use
31 Easements over infrastructure – water supply, sewerage, drainage Central Highlands Regional Council (CHRC) – Nominated Assessing Authority An internal easement must be provided to CHRC for any part of a sewerage, water supply or drainage network (including overland flow paths) that passes through the site and is of benefit to another allotment. Any such easement must be of an adequate width to protect that infrastructure. Any such easement is to be provided at no cost to Council or the Urban Land Development Authority.	Prior to commencement of use

CONDITION		TIMING												
32	Footpath Central Highlands Regional Council (CHRC) – Nominated Assessing Authority Construct for the full length of the property a 1.2 metre wide footpath within the Council road reserve in accordance with <i>Capricorn Municipal Development Guidelines</i>.	Prior to the commencement of the use												
33	Electricity Submit to the ULDA either: ■ written evidence demonstrating that existing underground low-voltage electricity supply is available to the newly created lots 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												
34	Telecommunications Enter into an agreement with a telecommunication carrier to provide underground telecommunication services to each new lot within the proposed development.	Prior to commencement of use												
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STANDARD ADVICE

UDA Development Approval

This UDA Development Approval does not include assessment against the 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.

Central Highlands Regional Council

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.

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 ****