

ULDA Decision Notice

Site Address	2 Evans St, Blackwater
Real property description	Lot 33 on B33722
Type of development	UDA Development Permit, subject to conditions
Aspects of Development	Reconfiguring a Lot, Material Change of Use and associated Operational Work
Description of Proposal	Change to UDA Development Approval for a development permit for a Material Change of Use (House), Reconfiguration of a Lot (1 into 3 lots) and associated operational works (Driveway, Sewer Works, Stormwater Drainage Works, Erosion and Sediment Control)
ULDA reference number	DEV2012/265
Decision date (original)	18 June 2012
Change to UDA development approval decision date	18 July 2012
Currency period	4 years from Decision date

Drawings or Documents	Number	Plan or Document Date
Proposed Subdivision of Lot 33 on B33722	50347	05/06/2012
Site Plan	12-2638 Sheet 2 of 5	29/02/2012
Ground Floor	12-2638 Sheet 3 of 5	29/02/2012
Elevations	12-2638 Sheet 4 of 5	29/02/2012
Perspectives	12-2638 Sheet 5 of 5	29/02/2012

PROJECT TEAM

Dou Ribu Senior Planner Development Assessment Urban Land Development Authority	David Elliott Principal Engineer Development Assessment Urban Land Development Authority
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CONDITIONS OF APPROVAL

Reconfiguring a Lot (1 to 3 lots) and associated Operational Works

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 survey plan endorsement
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 the 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.	To be maintained

CONDITION		TIMING
4	Driveway Access to Lot 2 Construct a concrete vehicular crossover between the kerb and channel in Mackenzie St and the boundary of proposed Lot 2 in accordance with <i>Capricornia Municipal Development Guideline</i> standard drawing CMDG-R-041.	Prior to the survey plan endorsement.
5	Transfer of Lot 3 Submit to the ULDA written evidence of an agreement that demonstrates the transfer of Lot 3 to the adjoining land owner of Lot 34 on B33722.	Within 6 months of survey plan endorsement
6	Water Reticulation Central Highlands Regional Council (CHRC) as Nominated Assessing Authority a) Submit to the ULDA in writing endorsement from the CHRC as the Nominated Assessing Authority to connect proposed Lot 2 to the reticulated water supply system. b) Connect proposed Lot 2 to the reticulated water supply system in accordance with CHRC current standards at no cost to the CHRC.	Prior to the survey plan endorsement.
7	Sewer Reticulation Central Highlands Regional Council (CHRC) as Nominated Assessing Authority a) Submit to the ULDA detailed engineering plans certified by a Registered Professional Engineer Queensland (RPEQ) endorsed by the Central Highlands Regional Council as the nominated assessing authority of the sewer extension required to connect proposed Lot 1 to the reticulated sewer supply system in accordance with <i>Capricorn Municipal Development Guidelines</i> . b) Construct the sewer extension works to proposed Lot 1 and connect proposed Lot 2 to the reticulated sewer supply system in accordance with CHRC current standards at no cost to the CHRC. c) Submit 'as-constructed' plans and an asset register to the ULDA for the completed works in a format acceptable to the CHRC d) Remove or cap any redundant internal sewer drains on Lot 2 in accordance with CHRC current standards.	a) Prior to commencement of works b) Prior to survey plan endorsement c) Prior to survey plan endorsement d) Prior to survey plan endorsement
7	Stormwater Management Connect proposed Lot 2 to the existing stormwater system in accordance with the <i>Capricorn Municipal Development Guidelines</i> at no cost to the Council.	Prior to the survey plan endorsement
8	Erosion & Sediment Control a) Submit to the ULDA an Erosion and Sediment Control (ESC) Plan in accordance with <i>Capricorn Municipal Development Guidelines</i> . 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) During construction works

CONDITION		TIMING
9	Electricity Submit to the ULDA written evidence of an agreement with an authorised electricity supplier (eg ERGON) to provide an underground electricity service to Lot 2.	Prior to the survey plan endorsement
10	Telecommunications Submit to the ULDA written evidence of an agreement with an authorised telecommunications supplier to provide an underground telecommunications service to Lot 2.	Prior to the survey plan endorsement
11	Repair damage to Kerb, Footpath or Road Repair to the satisfaction of the Central Highlands Regional Council 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 the survey plan endorsement
12	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 the survey plan endorsement
13	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 applicable charge is 1 lot x \$25,047 = \$25,047.00* <i>Note: The above Infrastructure Charges (IC) calculations may be subject to offsets for previous IC payments for the site with written consent from the ULDA. Credit may be applied upon procurement of receipt of previous applicable infrastructure contributions.</i> <i>*The developer contributions will be adjusted each financial year for three year rolling average of the Queensland Roads and Bridges Index.</i>	Prior to the survey plan endorsement

Material Change of Use (House on proposed Lot 2) and associated Operational Works

CONDITION		TIMING
14	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

CONDITION		TIMING
15	Complete all Operational Works Complete all operational and building 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
16	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
17	Water Reticulation Central Highlands Regional Council (CHRC) – Nominated Assessing Authority Connect the proposed dwelling on Lot 2 to the reticulated water supply system in accordance with CHRC current standards at no cost to the CHRC.	Prior to commencement of use
18	Sewer Connection Central Highlands Regional Council (CHRC) – Nominated Assessing Authority Connect the proposed dwelling on Lot 2 to the reticulated sewerage system in accordance with CHRC current standards at no cost to the Council.	Prior to commencement of use
19	Stormwater Management Connect the proposed dwelling on Lot 2 to the existing stormwater system in accordance with CHRC current standards at no cost to the Council.	Prior to commencement of use
20	Electricity Connect the proposed dwelling on Lot 2 via an underground conduit to the electricity supply point in accordance with the requirements of the authorised electricity provider.	Prior to the commencement of use
21	Telecommunications Connect the proposed dwelling on Lot 2 to the telecommunications supply point in accordance with the requirements of the authorised telecommunications provider.	Prior to the commencement of use
22	Erosion & Sediment Control a) Submit to the ULDA an Erosion and Sediment Control (ESC) Plan in accordance with <i>Capricorn Municipal Development Guidelines</i> . 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) During construction works
23	Construction Management Plan a) Prepare a site based construction management plan that will include but not be limited to the: ▪ 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	a) Prior to commencement of site works

CONDITION	TIMING
construction hours of work - management of dust generated from the site during and outside construction work hours - management of groundwater and surface water collection, treatment and disposal - management of contaminated soils (if required), 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. 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) At all times during site works

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.

Central Highlands Regional Council – 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. For all enquiries regarding these conditions please contact the CHRC.

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 ****