

28 November 2012

ULDA Ref. No: DEV2012/320

Konrad Grinlaubs
Brazier Motti Pty Ltd
595 Flinders Street
TOWNSVILLE QLD 4810

Dear Konrad

RE: SECTION 59(1)(a) UDA DEVELOPMENT APPROVAL FOR AN UDA DEVELOPMENT APPLICATION FOR A UDA DEVELOPMENT PERMIT FOR A RECONFIGURING A LOT (1 INTO 51 RESIDENTIAL LOTS) AND BALANCE LOT PLUS NEW ROAD WITH PLAN OF DEVELOPMENT AT 180-202 RIVER BOULEVARD, OONONBA DESCRIBED AS LOT 7000 ON SP247154

On 27 November 2012 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 Matt Toon on 07 3024 4166.

Yours sincerely



Beatriz Gomez
MANAGER – DEVELOPMENT ASSESSMENT

UDA Decision Notice – Approval

Site information		
Name of urban development area (UDA)	Oonoonba	
Site address	180 – 202 River Boulevard, Oonoonba	
Lot on plan description	Lot number	Lot description
	Lot 7000	SP247154
UDA development application details		
ULDA reference number	DEV2012/320	
Lodgement date	18 July 2012	
Type of application	☒ New development involving:- ☒ Reconfiguring a lot ☒ Development permit	
Description of proposal applied for	Development Permit for a Reconfiguring a Lot (1 into 51 Residential Lots) and Balance Lot Plus New Road with Plan of Development	
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	27 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. Proposed Reconfiguration Lots 300 to 350 & 7000 Cancelling Lot 7000 on SP253678	29060/042 G	31 st October 2012
2. Plan of Development Lots 300 to 350 & 7000 Cancelling Lot 7000 on SP253678	29060/040 J	27 th November 2012
3. Landscape Plan	ULD22_LDA1002 Rev 1	03.07.2012

4.	The Village-Stage 3 Riveredge Boulevard, Oonoonba Combined Services Plan	ULD002-SK01 Rev 1	22/06/12
5.	Site Based Stormwater Management Plan, Oonoonba Urban Development, Townsville	R.B17916.002.01.Oonoonba.doc	August 2010
6.	Oonoonba Site – Geotechnical Assessment of Land Suitability for Residential Development	60158509	16 July 2010
7.	Acid Sulfate Soil Investigation for the Proposed Oonoonba Urban Land Development Site	60158509:T552/10:SMB/DC	23 July 2010
8.	Acid Sulfate Soil Management Plan for Urban Land Development Authority Oonoonba Urban Land Development Area	5625/04	September 2010

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 survey plan endorsement
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.	To be maintained
3.	Construction Management Plan a) Submit to the ULDA a Site Based Construction Management Plan that includes but is not limited to: - provision for the management of traffic around and through the site during and outside of construction work hours. Access to the site is to be obtained from Lakeside Drive. - provision for parking and materials delivery during and outside of construction hours of work - management of dust generated from the site during and outside construction work hours; - management of sedimentation and erosion which complies with management of groundwater and surface water collection, treatment and disposal in accordance with Townsville City Council's standards.; - management of contaminated soils (if required), including removal, treatment and replacement in accordance with site remediation plans prepared and approved specifically for this site. - 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	a) Prior to commencement of site works b) During site works and prior to survey plan endorsement

	times during the construction period.	
4.	Environmental Management Register a) Land is to be remediated in accordance with the Department of Environment and Heritage Protection's (DEHP) <i>Draft Guidelines for the Assessment & Management of Contaminated Land in Queensland</i> . b) Submit to the ULDA a Suitability Statement obtained from DEHP removing the site from the Environmental Management Register (EMR).	a) Prior to commencement of site works b) Prior to survey plan endorsement
5.	Water Reticulation a) Submit to the ULDA detailed water reticulation plans, certified by a Registered Professional Engineer Queensland (RPEQ- Civil) designed generally in accordance with the approved The Village-Stage 3 Riveredge Boulevard, Oonoonba Combined Services Plan number ULD002-SK01 Rev 1 dated 22/06/12, Water Services Association of Australia's (WSAA) 'Water Supply Code of Australia – WSA 03-2002 or Townsville City Council's (TCC) standards whichever is applicable. b) Construct the works in accordance with the part a) certified plans c) Submit to the ULDA 'as-constructed' plans including an asset register in a format acceptable to Townsville City Council checked and certified by a Registered Professional Engineer Queensland (RPEQ- Civil).	a) Prior to commencement of site works b) Prior to survey plan endorsement c) Prior to survey plan endorsement
6.	Sewer Reticulation a) Submit to the ULDA detailed sewer reticulation plans, certified by a Registered Professional Engineer Queensland (RPEQ- Civil), designed generally in accordance with the approved The Village-Stage 3 Riveredge Boulevard, Oonoonba Combined Services Plan number ULD002-SK01 Rev 1 dated 22/06/12, Water Services Association of Australia's (WSAA) "Sewerage Code of Australia – WSA 02-2002' or Townsville City Council' standards whichever is applicable. b) Construct the works in accordance with the part a) certified plans c) Submit to the ULDA 'as-constructed' plans including an asset register in a format acceptable to Townsville City Council checked and certified by a Registered Professional Engineer Queensland (RPEQ- Civil).	a) Prior to commencement of site works b) Prior to survey plan endorsement c) Prior to survey plan endorsement
7.	Stormwater – Quality a) Submit to the ULDA for compliance endorsement detailed stormwater quality plans, certified by a Registered Professional Engineer Queensland (RPEQ- Civil), designed generally in accordance with the approved Site Based Stormwater Management Plan, Oonoonba Urban Development, Townsville number R.B17916.002.01.Oonoonba.doc dated August 2010. b) Construct the works in accordance with the endorsed plans from part a) of this condition.	a) Prior to commencement of site works b) Prior to survey plan endorsement c) Prior to survey plan endorsement

	b) Submit to the ULDA 'as-constructed' plans including an asset register in a format acceptable to Townsville City Council checked and certified by a Registered Professional Engineer Queensland (RPEQ-Civil).	
8.	Stormwater - Quantity a) Submit to the ULDA for compliance endorsement detailed stormwater drainage plans, certified by a Registered Professional Engineer Queensland (RPEQ- Civil), designed generally in accordance with QUDM 2008 and Townsville City Council standards. The plans are to demonstrate that there is no change to the overall flood storage volumes. b) Construct the works in accordance with the endorsed plans from part a) of this condition. a) Submit to the ULDA 'as-constructed' plans including an asset register in a format acceptable to Townsville City Council checked and certified by a Registered Professional Engineer Queensland (RPEQ-Civil).	a) Prior to commencement of site works b) Prior to survey plan endorsement c) Prior to survey plan endorsement
9.	Easements over infrastructure – water supply, sewerage, drainage Public utility easements must be provided, in favour of and at no cost to Townsville City Council (TCC), over Council infrastructure that becomes contributed assets located in private land. The terms of the easements must be to the satisfaction of the Chief Executive Officer, and the easement documents must be executed prior to the endorsement of the survey plan.	Prior to survey plan endorsement
10.	Filling and Excavation a) Submit to the ULDA an Earthworks Management Plan certified by a RPEQ specialising in geotechnical engineering, generally in accordance with the approved Oonoonba Site – Geotechnical Assessment of Land Suitability for Residential Development Report number 60158509 dated 16 July 2010. b) Submit certification by a RPEQ specialising in geotechnical engineering stating that all constructed cut/fill batters and/or retaining structures have achieved adequate stability with a factor of safety greater than 1.5 and that all cut and fill operations have been carried out in accordance with AS3798 – <i>Guidelines on Earthworks for Commercial and Residential Developments</i> and any unsuitable material encountered has been treated or replaced with suitable replacement material.	a) Prior to commencement of work b) Prior to survey plan endorsement
11.	Internal Roadworks a) Submit to the ULDA engineering design/ construction drawings, checked and certified by a Registered Professional Engineer of Queensland (RPEQ-Civil) generally in accordance with the approved The Village-Stage 3 Riveredge Boulevard, Oonoonba Combined Services Plan number ULD002-SK01 Rev 1 dated 22/06/12. b) Construct the works in accordance with the part a) certified plans and Townsville City Council road construction standards. c) Submit to the ULDA 'as-constructed' plans including an asset register in a format acceptable to Townsville City Council checked and	a) Prior to commencement of works b) Prior to survey plan endorsement c) Prior to survey plan endorsement.

	certified by a Registered Professional Engineer Queensland (RPEQ-Civil).	
12.	Street Lighting Design and install a street lighting system (including connections and energising) to all roads within the development at no cost to Council The design and construction of the street lighting system must: • be undertaken by a Registered Professional Engineer Queensland (RPEQ-Electrical) • be in accordance with Townsville City Council's Planning Scheme Engineering Design Guidelines • meet the relevant requirements of the electricity supplier • and be acceptable to the electricity supplier as 'Rate 2 Public Lighting'.	Prior to survey plan endorsement
13.	Electricity Submit to the ULDA either: • written evidence from an authorised electricity supplier (e.g. Ergon) 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 survey plan endorsement
14.	Telecommunications Submit to the ULDA documentation from an authorised telecommunication service provider confirming that satisfactory arrangements have been made for the provision of underground telecommunication services to each new lot within the proposed subdivision.	Prior to survey plan endorsement
15.	Broadband Provide infrastructure within the development to accommodate NBN services in accordance with NBN Co Limited 'New Developments: Deployment of the NBN Co Conduit and Pit Network – Guidelines for Developers', Doc. No NBN-TE-CTO-194, issue date 1 st April 2011.	Prior to survey plan endorsement
16.	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 association with the approved development in accordance with Townsville City Council's Planning Scheme Engineering Design Guidelines.	Prior to survey plan endorsement
17.	Soil Erosion and Sediment Control - Submit to the ULDA Principal Engineer an Erosion and Sediment Control (E&SC) Program prepared, certified by a Registered Professional Engineer Queensland (RPEQ) generally in accordance with Townsville City Council's (TCC) Technical Design Guidelines and <i>ICEA Best Practice Erosion & Sediment Control – November 2008</i>. - The E&SC shall be closely monitored by a Registered Professional Engineer Queensland (RPEQ)	- Prior to commencement of works - At all times during construction
18.	Acid Sulphate Soils The management of acid sulphate soils shall be generally in accordance with the approved:	Prior to commencement

	- Acid Sulfate Soil Investigation for the Proposed Oonoonba Urban Land Development Site number 60158509:T552/10:SMB/DC dated 23 July 2010 and - Acid Sulfate Soil Management Plan for Urban Land Development Authority Oonoonba Urban Land Development Area number 5625/04 dated September 2010. b) Submit to the ULDA a 'Dewatering Management Plan' certified by a RPEQ specialising in environmental engineering to ensure that environmental risk to nearby ecosystems is minimised. c) Obtain and provide to the ULDA certification from a RPEQ specialising in environmental engineering, stating that all works have been completed in accordance with documents listed in part a) above.	of works b) Prior to survey plan endorsement c) Prior to survey plan endorsement
19.	Streetscape Works a) Prepare and submit to the ULDA a detailed Streetscape Works Plan(s) detailing proposed streetscape works to be undertaken generally in accordance with the approved Landscape Plan number ULD22_LDA1002 Rev 1 dated 03.07.2012. The plans are to detail: - appropriate pavement treatments including finished surface levels, cross-falls and longitudinal grades - appropriate footpath locations - street tree location and species, the ground preparation works and monthly maintenance plan - road uses adjacent to the kerbing (e.g. public transport stops, parking bays, No Standing zones etc). The plan is to be prepared by an Australian Institute of Landscape Architects registered landscape architect. b) Undertake the works in accordance with the approved streetscape works required under part a) of this condition. Works are to be carried out in accordance with the following standards: - AS1428.1 Design of Access and Mobility - AS1428.4 Tactile Ground Surface Indicators - Best Trade Practice (Part B of the Compliance Certificate – Landscape Works) and - AS/NZA 1158.3.1, 1999 Pedestrian Area Lighting. This work is to be certified by a suitably qualified urban design/landscape architect or registered Practicing Engineer – Queensland RPEQ professional in accordance with the ULDA Certification Procedures Manual and to the satisfaction of the ULDA. c) On completion of this work submit written certification and "as constructed" plans certified by a suitably qualified urban design/landscape architect or registered Practicing Engineer – Queensland RPEQ professional to the ULDA demonstrating compliance with this condition.	a) Prior to commencement of works on site b) Prior to survey plan endorsement c) Prior to survey plan endorsement
21.	Affordable Housing Contribution a) Deliver 50% of product (being 25 dwellings) below the median house price for Townsville. b) Deliver 40% of product (being 20 dwellings) for purchase or rent to	Prior to commencement of use.

	low to moderate income households for Townsville. c) <i>Provide written evidence that parts a) and b) of this condition has been complied with.</i>	
22.	Accessible Housing a) Provide 10% of product as accessible (5 dwellings) in accordance with the ULDA <i>Accessible Housing Guideline No.2</i> . b) <i>Provide to the ULDA written evidence that part a) of this condition has been complied with.</i>	Prior to commencement of use.
23.	Repair damage to Kerb, Footpath or Road Repair to the satisfaction of the Townsville City 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 survey plan endorsement
24.	Pre-Construction Self Certification No work shall commence until the ULDA acknowledges in writing receipt of certification package(s) from the Project Coordinator in accordance with Section 6.4.a) of the <i>ULDA Certification Procedures Manual</i> .	Prior to commencement of works
25.	Post-Construction Self Certification Submit Post-Construction (Practical Completion) Certification, approved forms and "As-Constructed" plans including an asset register, certified by a Registered Professional Engineer Queensland (RPEQ), that the plans are a true record of the works "As-Constructed" in accordance with Section 6.4.b) of the <i>ULDA Certification Procedures Manual</i> .	Prior to survey plan endorsement
26.	Infrastructure Contributions Pay to the ULDA, a monetary contribution towards the cost of the provision of essential infrastructure. The contribution will be based on Townsville City Council's applicable infrastructure charging document for the area. These charges will be indexed each year by the three year rolling average of the Queensland Roads and Bridges Index. .	Prior to survey plan endorsement

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.

Plan Sealing and Uncompleted Works Bonds

ULDA procedures and required forms regarding plan sealing and uncompleted works bonds are contained within the *ULDA Certification Procedures Manual* downloadable on the website or contact the ULDA on 3024 4150.

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.