

ULDA Decision Notice

Site address	Summer Red Crt, Blackwater
Real property descriptions	Lots 24, 25 & 26 on SP211943
Type of approval	Change to UDA development approval
Aspects of development	Reconfiguring a Lot and Material Change of Use
Description of proposal	Subdivision of 3 into 8 lots with a House on 7 lots and 1 designated as common property area for the purposes of a common egress
ULDA reference number	DEV2011/086
Decision date (original)	8 July 2011
Decision date (amended)	30 March 2012
Currency period	4 Years from Decision date

Drawing or Document	Number	Plan or Document Date
Proposed subdivision of lots 24, 25, 26 on SP211943	11710sa4.dwg (replaces plan 11710sa3.dwg)	10.11.11 (Received)
Traffic Signage Plan	Q11-073-01	February 2011
Proposed Plan Residence 1-7 – Floor Plan	DA02 Issue D	21.06.10
Proposed Elevations Residence 1-7 – West, North and East	DA03 Issue D	21.06.10
Proposed Elevations and Sections Residence 1-7 - South, North and West Section	DA04 Issue C	21.06.10

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

CONDITIONS		TIMING
1	Carry out the approved development Carry out the approved development generally in accordance with the approved plans/drawing and/or documents.	Prior to 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 operational work is to be carried out generally in accordance with the approved plans.	Prior to survey plan endorsement
3	Air conditioning units Outside air conditioning units are to be positioned so they are not visible from the street. The outdoor unit should be positioned around the rear or sides of the dwelling and screened from view.	Prior to the commencement of use and to be maintained

CONDITIONS		TIMING
4	Fencing a) Construct a 1.8m high solid boundary fence along the side and rear boundaries of all proposed lots. b) Any fencing along the frontage of proposed Lots 1, 2 and 3 is to be either 1.2m solid in height or 50% transparent of any height thereafter.	Prior to survey plan endorsement and to be maintained
5	Carports Carports for approved Houses on Lots1, 2 and 3 are to remain unenclosed with no garage door.	Prior to the commencement of use and to be maintained
6	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. ▪ 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 Central Highlands Regional 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 times during the construction period.	a) Prior to commencement of site works b) At all times during site works
7	Water Connection Central Highlands Regional Council – Nominated Assessing Authority a) Submit for approval of the Central Highlands Regional Council's (CHRC) from Registered Professional Engineer Qld (RPEQ) the water supply layout showing a connection and meter in accordance with the relevant CHRC standards. Meters are to be accessible from the street frontage. The connection from meter to each lot is to be provided in an easement in favour of the property being served.	a) Prior to the commencement of site work

CONDITIONS		TIMING
	b) Construct works and connect to CHRC's reticulated water supply system in accordance with part a) of this condition at no cost to the CHRC. c) Submit to the ULDA written confirmation from the CHRC that the water connection has been constructed and connected to the CHRC reticulated water supply system in accordance with the requirements of the CHRC.	b) Prior to survey plan endorsement c) Prior to survey plan endorsement
8	Fire Hydrant Central Highlands Regional Council – Nominated Assessing Authority a) Submit to the ULDA written confirmation from Registered Professional Engineer Qld (RPEQ) that a fire hydrant exists or has been constructed on a Central Highlands Regional Council main within Summer Red Court such that the hydrant is located within 90m of the furthest point of the building envelope of proposed Lot 7. b) Any works required by this condition are to be approved by and at no cost to the Central Highlands Regional Council.	Prior to survey plan endorsement
9	Sewer Connection Central Highlands Regional Council – Nominated Assessing Authority a) Submit to the Central Highlands Regional Council's (CHRC) for approval from Registered Professional Engineer Qld (RPEQ) the sewer layout including connection branches in accordance with CHRC's current standards. Each lot is to have its own CHRC connection. b) Construct works in accordance with part a) of this condition at no cost to the CHRC. c) Submit to the ULDA written confirmation from the CHRC that the sewer connection has been constructed and connected to the CHRC sewer system in accordance with the requirements of the CHRC.	a) Prior to the commencement of site work b) Prior to survey plan endorsement c) Prior to survey plan endorsement
10	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 Summer Red Court road reserve 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

CONDITIONS		TIMING
11	Finished floor level All Houses shall have a minimum finished floor level of 300mm above the Finished Surface Level.	Prior to the commencement of use and to be maintained
12	Easements over infrastructure – water supply, sewerage, drainage Central Highlands Regional Council - Nominated Assessing Authority Where relevant, public utility easements must be provided, in favour of and at no cost to Central Highlands Regional Council over Council infrastructure (ie. Drainage, 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
13	Filling and Excavation a) Submit to the ULDA an Earthworks Management Plan certified by a Registered Professional Engineer of Queensland (RPEQ-Civil) generally in accordance with <i>AS3798-2007 Guidelines on Earthworks for Commercial and Residential Developments</i>. The plan shall address but not be limited to the full extent of the cut and fill showing existing and finished contours. b) Submit certification by a Registered Professional Engineer of Queensland (RPEQ-Civil) that: ▪ all constructed cut/fill batters and/or retaining structures have achieved adequate stability with a factor of safety greater than 1.5 ▪ all cut and fill operations have been carried out in accordance with AS3798 ▪ any unsuitable material encountered has been treated or replaced with suitable replacement material and ▪ any retaining wall does not straddle two or more lots and/or ownerships.	a) Prior to the commencement of work b) Prior to survey plan endorsement
14	Driveway and Access a) Construct 6.0m wide concrete driveway for first 25m from frontage generally in accordance with approved proposed subdivision of lots 24, 25, 26 on SP211943 plan number 11710sa4.dwg received 11 November 2011. b) Provide traffic management devices generally in accordance with approved <i>Traffic Signage Plan Q11-073-01 dated Feb '11</i>.	Prior to survey plan endorsement
15	Electricity Submit to the ULDA either written evidence that the applicant has entered into an agreement with an authorised electricity supplier (e.g. Ergon) to provide underground electricity services to each new lot.	Prior to survey plan endorsement

CONDITIONS		TIMING
16	Telecommunications Submit to the ULDA an agreement with a telecommunication carrier to provide underground telecommunication services to each new lot.	Prior to survey plan endorsement
17	Repair damage to Kerb, Footpath or Road Repair any damage to existing kerb and channel, footpath or roadway (including removal of concrete slurry from footpaths, 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 survey plan endorsement
18	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 survey plan endorsement
19	Refuse Collection Central Highlands Regional Council (CHRC) – Nominated Assessing Authority Enter into an agreement with the CHRC or a registered waste management contractor to provide a waste collection service to the development	Prior to survey plan endorsement
20	Pre-Construction Certification No works shall commence until the ULDA acknowledges in writing receipt of certification package from the Project Coordinator in accordance with section 6.4 a) of the ULDA <i>Certification Procedure Manual</i> .	Prior to commencement of site works
21	Post-Construction Certification Submit Post-Construction (Practical Completion) Certification, 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 ULDA <i>Certification Procedure Manual</i> .	Prior to survey plan endorsement

CONDITIONS	TIMING
22 Infrastructure Contributions – Reconfiguring a Lot 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 5 lots x \$25,047 = \$125,235.00 <i>Note: The above Infrastructure Charges (IC) calculations are subject to offsets for previous IC payments for the site. Credit will be applied upon procurement of receipt of previous applicable infrastructure contributions.</i> *The developer contributions will be adjusted each financial year for three year rolling average of the Queensland Roads and Bridges Index.	Prior to survey plan endorsement

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 commencement of any building work a Compliance Permit will be required from the central Highlands Regional Council.

Central Highlands Regional Council (IRC) – Nominated assessing authority

For any conditions in this package that require the consideration of 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 as been met, CHRC will issue a response in the manner required by the condition/s (eg a letter of endorsement or authorisation, an approval or a permit).

Cultural heritage duty of care

All significant Aboriginal cultural heritage in Queensland is protected under the *Aboriginal Cultural Heritage Act 2003*, and penalty provisions apply for any unauthorized harm. Under the legislation a person carrying out an activity must take all reasonable and practical measures to ensure the activity does not harm Aboriginal Cultural Heritage. This applies whether or not such places are recorded in an official register and whether or not they are located in, on or under private land.

Noise and Dust Emissions

You are advised that all development involving the emission of noise and dust from building/construction activities requires that such emissions be in accordance with the requirements of the *Environmental Protection Act 1994*.

Pursuant to Division 3 Section 440R of the Act, 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.

Urban Land Development Authority

DEV2010/086 Reconfiguring a Lot (3 into 8 lots), Material Change of Use (residential dwellings on each lot) and associated Operational works

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 ****