

UDA Decision Notice

Site Address	30 Blain St, Blackwater
Real property description	Lot 1 on SP235822
Type of approval	UDA development permit subject to conditions
Aspects of development	Material Change of Use and Operational Work
Description of proposal	Extension to existing Short-term Accommodation (21 dwelling units) and associated Operational Works (erosion and sediment control, landscape works, driveway and carpark works and stormwater drainage works)
ULDA reference number	DEV2012/281
Decision date	21 August 2012
Currency period	4 Years from Decision date

Approved Drawings or Documents	Number	Plan or Document Date
Village on Blain, Blackwater – Stage 9 Schematic Design	SD-02 (D)	09-05-2012 (Amended in Red on 24 July 2012)
Village on Blain, Blackwater – Stage 9 Schematic Design	SD-03 (D)	09-05-2012
Guest Laundry and Linen Store	6978 – A004 Rev 1	April 2012
Villa Units	6978 – A005 Rev 1	10.05.12
Stage 9 – Village on Blain, Blackwater Stormwater Analysis prepared by HCE Engineers	4912-CLS	11 May 2012
Proposed Services	6978 – A010 Rev 1	11.05.12

Conditions of Approval

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 commencement of use and to be maintained
2.	Maximum term of accommodation a) The accommodation rooms must only be used for short term accommodation. b) The maximum length of stay by a person must not exceed: 4 consecutive weeks; or 3 cumulative months in any calendar year.	As indicated and to be maintained
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. Energy Efficiency a) Submit to the ULDA a report outlining the energy efficient features employed in the buildings 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 building approval b) Prior to commencement of use
5. Landscape Works a) Construct and finish the landscape works generally in accordance with the approved Village on Blain, Blackwater – Stage 9 Schematic Design plan nos. SD-02 (D) dated 09-05-2012 (Amended in Red on 24 July 2012) and SD-03 (D) dated 09-05-2012. b) On completion of the landscape works, submit to the ULDA written certification from a suitably qualified landscape architect or landscape contractor that the completed landscaping complies with part a) of this condition.	a) Prior to commencement of work b) Prior to commencement of use
6. 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> 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) At all times during construction works
7. Stormwater (Quantity) a) Submit to the ULDA internal stormwater designs generally in accordance with the approved Stage 9 – Village on Blain, Blackwater Stormwater Analysis prepared by HCE Engineers no. 4912-CLS dated 11 May 2012 and the Proposed Services Stage 9 plan no. 6978-A010 Rev 1 dated 11.05.12, <i>QUDM 2008</i> and the <i>Capricorn Municipal Development Guidelines</i> certified by a Registered Professional Engineer Qld (RPEQ-Civil) b) Construct internal stormwater reticulation and connect to the existing drainage swale generally in accordance with the approved Stage 9 – Village on Blain, Blackwater Stormwater Analysis prepared by HCE Engineers no. 4912-CLS dated 11 May 2012 and the Proposed Services Stage 9 plan no. 6978-A010 Rev 1 dated 11.05.12, <i>QUDM 2008</i> and the <i>Capricorn Municipal Development Guidelines</i>. c) Submit to the ULDA certification by Registered Professional Engineer Qld (RPEQ) that the development has been constructed in accordance with parts a) and b) of this condition.	a) Prior to commencement of use b) Prior to commencement of use c) Prior to commencement of use

CONDITION		TIMING
8.	Finished floor level Construct the development to provide a minimum finished floor level of 300mm above the 1% Annual Exceedance Probability (AEP) flood level for the site.	Prior to commencement of use and to be maintained
9.	Outdoor Lighting Minimise outdoor lighting to reduce light spill in the adjacent residential properties to be in accordance with AS 4282:1997 <i>Control of the Obtrusive Effects of Outdoor Lighting</i> .	Prior to commencement of use and to be maintained
10.	Refuse Collection a) Enter into an agreement with the Central Highlands Regional Council to provide a waste collection service to the development. b) Provide sufficient storage onsite for refuse and recyclables bins for the 21 dwelling units.	Prior to commencement of use and to be maintained
11.	Car parking and access Internal driveways and car parking areas are to be constructed, sealed and line marked in accordance with AS2890.1:2004 <i>Parking Facilities – Off Street Parking</i> .	Prior to commencement of use and to be maintained
12.	Water Connection Connect the development to Central Highland Regional Council's reticulated water supply system in accordance with the <i>Capricorn Municipal Guidelines</i> . The connection is to be provided and metered at no cost to Council.	Prior to commencement of use
13.	Sewer Connection Connect the development to Central Highland Regional Council's reticulated sewerage system in accordance with the <i>Capricorn Municipal Guidelines</i> . The connection is to be provided at no cost to Council.	Prior to commencement of use
14.	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
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

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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.	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 will be equivalent to the charge that applies to the development under the Central Highlands Regional Council's <i>Adopted Infrastructure Charges Resolution (no.1) 2011</i>, reviewed on 1 July each year and increased by the three year rolling average of the Queensland Roads and Bridges Index. The current 2012/2013 total applicable charge is \$5,000 per Accommodation (short term) unit. <table><tr><th>Network</th><th>% of Total Adopted Charge</th><th>Contribution</th></tr><tr><td>Sewerage</td><td>26%</td><td>\$27,300</td></tr><tr><td>Water</td><td>19%</td><td>\$19,950</td></tr><tr><td>Roads</td><td>28%</td><td>\$29,400</td></tr><tr><td>Parks</td><td>19%</td><td>\$19,950</td></tr><tr><td>Stormwater</td><td>8%</td><td>\$8,400</td></tr><tr><td>TOTAL</td><td></td><td>\$105,000</td></tr></table> <i>*The developer contributions will be adjusted each financial year for three year rolling average of the Queensland Roads and Bridges Index.</i>	Network	% of Total Adopted Charge	Contribution	Sewerage	26%	\$27,300	Water	19%	\$19,950	Roads	28%	\$29,400	Parks	19%	\$19,950	Stormwater	8%	\$8,400	TOTAL		\$105,000	Prior to commencement of use
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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.

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 ****