

UDA DECISION NOTICE

Site Address	Capricorn Highway, Blackwater
Real property description	Lot 5 on SP243869
Type of Compliance endorsement	UDA development permit subject to conditions
Aspects of Development	Material Change of use
Description of Proposal	Non-resident worker accommodation (383 dwelling units) with a Plan of Development
ULDA reference number	DEV2012/280
Decision date	12 September 2012
Currency period	4 years from Decision date

Endorsed Drawings or Documents	Number	Plan or Document Date
Site Plan and Plan of Development	14552-001 Rev C	20.06.12
Elevations Diner area	14552-014 Sheet 2 of 3 A	MAY 12
Floor Plan (B190) Diner area	14552-014 Sheet 1 of 3 A	MAY 12
Floor Plan (B190) Dry Rec Complex	14552-011 Sheet 1 of 2 D	30/08/12
Elevations Dry Rec	14552-011 Sheet 2 of 2 D	30/08/12
Floor Plan Kitchen	14552-012 Sheet 1 of 6 D	30/08/12
Elevations Kitchen	14552-012 Sheet 3 of 2 D	30/08/12
Floor Plan (B190) Crib Room	14552-009 Sheet 1 of 2 D	30/08/12
Elevations Crib Room	14552-009 Sheet 2 of 2 D	30/08/12
Elevations (B190) Laundry & Store	14552-004 Sheet 2 of 2 A	FEB 12
Floor Plan (B190) Accommodation Unit 4 Room	14552-001 Sheet 1 of 7 A	13 AUG 2012 (Received)
Elevations Accommodation Unit 4 Room	14552-001 Sheet 2 of 7 A	13 AUG 2012 (Received) (Amended in Red 31 AUG 2012)
Ground Floor Set Out Plan	14552-017 Sheet 1 of 11 Issue 6	13 AUG 2012 (Received)
First Floor Set Out Plan	14552-017 Sheet 2 of 11 Issue 5	13 AUG 2012 (Received)
Module Elevations	14552-017 Sheet 3 of 11 Issue 4	13 AUG 2012 (Received)
Front & Rear Elevations	14552-017 Sheet 4 of 11 Issue 5	13 AUG 2012 (Received)
Floor Plan (B190) Accommodation Unit 3 Room	14552-013 Sheet 1 of 7 A	13 AUG 2012 (Received)
Elevations Accommodation Unit 3 Room	14552-013 Sheet 2 of 7 A	13 AUG 2012 (Received) (Amended in Red 31 AUG 2012)
Floor Plan (B190) 2 Rm Pwd Accommodation Unit	14552-003 Sheet 1 of 3 A	13 AUG 2012 (Received)
Elevations 2 Rm Pwd Accommodation Unit	14552-003 Sheet 2 of 3 A	13 AUG 2012 (Received) (Amended in Red 31 AUG 2012)
Landscape Master Plan	LSK-02 Issue F	June '12 (Amended in Red 31 AUG 2012)
Landscape Plan 1 of 2	LSK-03 Issue F	June '12
Landscape Plan 2 of 2	LSK-04 Issue F	June '12
Supplementary Landscape Plan 1 of 3	LSK-05 Issue F	June '12
Supplementary Landscape Plan 2 of 3	LSK-06 Issue F	June '12
Supplementary Landscape Plan 3 of 3	LSK-07 Issue F	June '12
Supplementary Landscape Section 1 of 2	LSK-08 Issue F	June '12
Supplementary Landscape Section 2 of 2	LSK-09 Issue F	June '12

Fencing Options	LSK-10 Issue F	June '12
Proposed Trees	LSK-11 Issue F	June '12
Proposed Shrubs	LSK-12 Issue F	June '12
Proposed Ground Covers	LSK-13 Issue F	June '12
Final Preliminary Design Report Blackwater Eastern Growth Area prepared by Highland Infrastructure Group	Version 2.	8 March 2012
Road Layout & Stormwater Plan Sheet 1 of 1 prepared by Flanagan Consulting Group	3237-SK03B	13-Jun-12 (Amended in Red 31 AUG 2012)
Water & Sewer Layout Plan Sheet 1 of 1 prepared by Flanagan Consulting Group	3237-SK01B	13-Jun-12
Site Based Stormwater Management Plan prepared by Flanagan Consulting Group	3237/04	18 June 2012

UDA development conditions

Staging - All works and applications required herein are relevant to each individual stage. Where reference is made to further compliance endorsement or completion of works those documents/works are limited to each individual stage.

CONDITION		TIMING
1	Carry out the approved development Carry out and complete the development generally in accordance with the approved plan/s, drawing/s and document/s and the conditions contained in this approval.	Prior to the commencement of use for each stage
2	Maintain the approved development Maintain the approved development (including landscaping, parking, driveways and other external spaces) in accordance with the endorsed drawing(s) and /or documents, and any relevant ULDA or other compliance endorsement required by the conditions.	As indicated for each stage

CONDITION	TIMING
3 Affordable housing contribution a) Unless there is an infrastructure agreement (to which part 6A of the Urban Land Development Authority Act 2007 applies) to the contrary, for a period of five (5) years from the date of the commencement of use for each stage, 5% of the total rooms ("the affordable rooms") must be made available at all times (unless already occupied by an eligible household) to eligible households. Eligible households are low to moderate income households as set out in ULDA Guideline Number 16 - Housing and that meet the criteria set out in the ULDA Guideline no. 3 - Non-resident worker accommodation. b) During that 5 year period, the affordable rooms must not be occupied by any person or group that is not an eligible household. c) The rent payable for an affordable room must not exceed the level of affordable rent as set out in the most recent version of <i>ULDA Guideline no. 16 - Housing</i>. d) Affordable rooms must be made available equally across all three bands as set out in the most recent version of <i>ULDA Guideline no. 16 - Housing</i>. e) Prior to the commencement of use for Stage 1 provide the ULDA with a copy of the agreement (on terms satisfactory to the Chief Executive Officer, ULDA) entered into between all owners of the land and the <i>Central Highlands (Qld) Housing Company Limited</i> in relation to the management of the rental of affordable rooms to eligible households. The agreement must include the following terms: - that any variation to the arrangement will require the written agreement of the Chief Executive Officer, ULDA, or its appointed agent; - if the land (or any part of the land) is transferred the transferee must enter into a deed agreeing to be bound by the terms of the agreement. That deed must include a covenant that any subsequent transferee of the land (or any part of the land) must enter into a deed on similar terms including this term. - A requirement to provide the ULDA, or its appointed agent, a report (every three months after the commencement of use for each stage) demonstrating that 5% of the affordable rooms have been made available to eligible households. <i>Note: An infrastructure agreement may require provision of a monetary payment (which may be reduced for early payment) as an alternative to provision of all or part of the affordable rooms.</i>	As indicated
4 Energy and Water Efficiency Unless an alternative peak energy and water demand strategy is agreed to in writing with the ULDA submit to the ULDA written certification from a qualified sustainability specialist that the energy and water efficiency features employed in the accommodation buildings include the following: - all air conditioner units installed in accommodation rooms or common areas are peak smart inverter units - hot water heating is either solar or heat pumps or gas with any booster for heat pump or solar to be off peak - lighting – T5 fluorescent lights to be installed instead of T8 fluorescents and - low flow shower heads (9litres/minute) to be installed in all units.	Prior to the commencement of use for each stage

CONDITION		TIMING
5	Landscape Works a) Construct and complete the landscape works, fencing and planting generally in accordance with the ULDA <i>Guideline no. 3 - Non-resident worker accommodation Appendix 2: Supplementary landscape guide</i> and the approved: • Landscape Master Plan Dwg no. LSK-02 Issue F dated June '12 (Amended in Red 31 AUG 2012) • Landscape Plan 1 of 2 Dwg no. LSK-03 Issue F dated June '12 • Landscape Plan 2 of 2 Dwg no. LSK-04 Issue F dated June '12 • Supplementary Landscape Plan 1 of 3 Dwg no. LSK-05 Issue F dated June '12 • Supplementary Landscape Plan 2 of 3 Dwg no. LSK-06 Issue F dated June '12 • Supplementary Landscape Plan 3 of 3 Dwg no. LSK-07 Issue F dated June '12 • Supplementary Landscape Sections 1 of 2 Dwg no. LSK-08 Issue F dated June '12 • Supplementary Landscape Sections 2 of 2 Dwg no. LSK-09 Issue F dated June '12 • Fencing Options Dwg no. LSK-10 Issue F dated June '12 • Proposed Trees Dwg LSK-11 Issue F dated June '12 • Proposed Shrubs Dwg No LSK-12 Issue F dated June '12 and • Proposed Ground Covers Dwg no LSK-13 Issue F dated June '12 b) Submit to the ULDA written certification from a suitably qualified landscape professional that the completed landscaping complies with part a) of this condition.	a) Prior to commencement of work for each stage. b) Prior to commencement of use for each stage and to be maintained

CONDITION	TIMING
6 Streetscape Works – New Unnamed Road a) Submit to the ULDA for compliance endorsement detailed streetscape plans certified by a suitably qualified landscape professional for the section of the New Unnamed Road between the Capricorn Highway and the northern boundary of Lot 6 generally in accordance with the <i>Capricorn Municipal Development Guidelines</i> and the plans must, as appropriate, document the following: • Location of any proposed drainage and stormwater works including cross-sections and descriptions • Proposed surface treatments on road verges and • Proposed plant schedule listing all proposed plants, street trees, etc by botanical name, quantity and size at time of planting. b) Construct streetscape works including street tree planting and landscaping in accordance with the endorsed plans c) Provide 12 months maintenance to the landscaping and street trees commencing on receipt of written confirmation from the ULDA that planting is satisfactory. d) Obtain from the ULDA written confirmation that the landscaping has been maintained to a satisfactory standard. <i>Advice:</i> (i) <i>The cost of construction of the streetscape works including shared pathway as identified in the PB Report – Road Infrastructure Study for Blackwater Eastern Growth Area – May 2011, is eligible for full offset against Municipal Infrastructure contributions.</i> (ii) <i>To claim an offset, the developer providing the infrastructure must give written notice to the assessing authority, which includes a calculation of the offset being claimed and evidence of costs incurred.</i> (iii) <i>In the event that the works described above have been undertaken by others or are in the process thereof (a scenario which could arise if Lot 4 or Lot 6 is developed prior to Lot 5), no infrastructure offset will be available to the applicant and this Condition will be deemed to not apply.</i>	a) Prior to commencement of works for Stage 1 b) Prior to commencement of use for Stage 1 c) As indicated d) At completion of 12 months maintenance period

7	CONDITION	TIMING
	Streetscape Works – Capricorn Highway Intersection a) Unless there is an infrastructure agreement in place, which reflects the requirements of parts a), b) and c) of this condition (to which Part 6A of the <i>Urban Land Development Act 2007</i> (as amended) applies), submit to the ULDA for compliance endorsement detailed streetscape plans certified by a suitably qualified landscape professional for the Capricorn Highway/New Unnamed Road intersection generally in accordance with the <i>Department of Main Roads Guidelines</i>. The plans must, as appropriate, document the following: - Location of any proposed drainage and stormwater works including cross-sections and descriptions - Proposed surface treatments on road verges and - Proposed plant schedule listing all proposed plants, street trees, etc by botanical name, quantity and size at time of planting. b) Complete public landscape works including street tree planting and landscaping at the intersection generally in accordance with the endorsed plans c) Provide 12 months maintenance to the landscaping and street trees commencing on receipt of written confirmation from the ULDA that planting is satisfactory. d) Obtain from the ULDA written confirmation that the landscaping has been maintained to a satisfactory standard <i>Advice:</i> <i>It is anticipated that an infrastructure agreement will determine an equitable cost share arrangement and responsibilities for project management, design and construction of the streetscape works at the intersection.</i> <i>The developer must liaise with the DTMR prior to commencing preparation of the streetscape plans.</i>	a) Prior to commencement of works for Stage 1 b) Prior to commencement of use c) As indicated d) At completion of 12 months maintenance period

CONDITION		TIMING
8	Stormwater Drainage – Quantity & Quality a) Submit to the ULDA Principal Engineer stormwater drainage plans certified by a Registered Professional Engineer of Queensland (RPEQ) demonstrating stormwater, with the exception of water captured on-site in rainwater tanks, is drained from the site and carried without causing annoyance or nuisance to any person to a lawful point of discharge generally in accordance with the approved Road Layout & Stormwater Plan Sheet 1 of 1 prepared by Flanagan Consulting Group Dwg No 3237-SK03B dated 13-Jun-12 (Amended in Red 31 AUG 2012) and the design and construction criteria contained in the <i>Capricorn Municipal Development Guidelines</i>, QUDM (2008) and the Queensland Urban Stormwater Quality Planning Guidelines for Central Coast North. The stormwater drainage design must demonstrate that: • discharge from the site is non-worsening as per pre-development, in regard to location, duration, frequency, concentration and point of discharge to downstream properties including road reserves • stormwater flow entering the site from the upstream catchment can be conveyed to a lawful point of discharge without restriction and • internal swales shall be lined and landscaped to assist in the removal of sediment. b) Construct all stormwater drainage in accordance with part a) of this condition. c) Submit to the ULDA Principal Engineer 'as constructed' drawings for the stormwater drainage certified by a Registered Professional Engineer of Queensland (RPEQ) in accordance with parts a) and b) of this condition.	a) Prior to the commencement of site works for each stage b) Prior to the commencement of use for each stage c) Prior to the commencement of use for each stage
9	Roads and Car Parks – Internal a) Submit to the ULDA Principal Engineer drawings certified by a Registered Professional Engineer of Queensland (RPEQ) for all internal roads and car parks in accordance with <i>AS/NZS 2890.1:2004 Parking Facilities part 1 – Off Street Car Parking</i>. b) Construct the works in accordance with the RPEQ certified plans from part a) of this condition.	a) Prior to commencement of works for each stage b) Prior to commencement of use for each stage

CONDITION		TIMING
10	Roadworks External – New Unnamed Road a) Submit to the ULDA Principal Engineer for compliance endorsement engineering design drawings certified by a Registered Professional Engineer Queensland (RPEQ) for the section of the New Unnamed Road, including street lighting and a 2.5m wide shared pedestrian and cycle path on the eastern side between the Capricorn Highway and the northern boundary of Lot 6 in accordance with the <i>Capricorn Municipal Development Guidelines</i>. The road design shall be fully integrated with the proposed signalised intersection with the Capricorn Highway as shown on the approved Final Preliminary Design Report Blackwater Eastern Growth Area prepared by Highland Infrastructure Group Version 2 dated 8 March 2012. The road cross section shall generally comprise the following: • 2 x 3.75m wide travel lanes • 4m wide verge on the western side • 8.5m wide verge on the eastern side • 2.5m wide shared bicycle/pedestrian path on the eastern verge • 3.0m wide bus bay on the eastern side between the Lot 4/ Lot 5 boundary and the car park access to Lot 4. Street lighting shall be designed in accordance with AS1158.3 Category P3 (min). b) Construct the roadworks as described in part a) of this condition in accordance with the endorsed plans c) Submit to the ULDA 'as-constructed' plans and asset register in a format acceptable to the CHRC certified by an RPEQ. <i>Advice:</i> (i) <i>As identified in the PB Report – Road Infrastructure Study for Blackwater Eastern Growth Area – May 2011 the actual cost of construction of the works described in part a) above is eligible for full offset against Municipal Infrastructure contributions.</i> (ii) <i>To claim an offset, the developer providing the infrastructure must give written notice to the assessing authority, which includes a calculation of the offset being claimed and evidence of costs incurred.</i> (iii) <i>In the event that parts a) and b) above are undertaken by others (a scenario which could arise if Lot 4 or Lot 6 develop prior to Lot 5), no infrastructure offset will be available to the applicant and this Condition will be deemed to not apply.</i>	a) Prior to commencement of site works for Stage 1 b) Prior to commencement of use for Stage 1 c) Prior to commencement of use for Stage 1

CONDITION		TIMING
11	Roadworks – Capricorn Highway Intersection a) Unless there is an infrastructure agreement in place, which reflects the requirements of parts a), b) and c) of this condition (to which Part 6A of the <i>Urban Land Development Act 2007</i> (as amended) applies), submit to the ULDA Principal Engineer for compliance endorsement engineering drawings certified by a Registered Professional Engineer Queensland (RPEQ) of the proposed signalised intersection generally in accordance with the approved Final Preliminary Design Report Blackwater Eastern Growth Area prepared by Highland Infrastructure Group Version 2 dated 8 March 2012 together with approval in writing from the Department of Transport & Main Roads (DTMR) that the plans generally meet with their requirements. The design must include: • street lighting in accordance with the Department of Transport & Main Roads' Road Planning and Design Manual (Chapter 17) and the Interim Guide to Road Planning and Design Practice • advanced warning signals to the Capricorn Highway, on either side of the required new intersection, to the satisfaction of DTMR and • the management of stormwater (quantity & quality) post-development must achieve a no worsening impact (on pre-development condition) calculated for a Q50 Average Recurrence Interval (ARI) storm event in accordance with the DTMR Roads Drainage Manual and the Queensland Urban Drainage Manual (QUDM) b) Construct the proposed works in accordance with the endorsed plans from part a) of this condition at no cost to DTMR, IRC or the ULDA. c) Submit to the ULDA 'as-constructed' plans and an asset register in a format acceptable to the Department of Transport & Main Roads (DTMR) certified by an RPEQ. d) Submit plans to and obtain approval from the Department of Natural Resources & Mines (DNRM) (formerly DERM) as the nominated assessing authority for any required corner truncations over DNRM land necessary to facilitate the intersection design. <i>Advice:</i> (i) <i>It is anticipated that an infrastructure agreement will determine an equitable cost share arrangement and responsibilities for project management, design and construction of the intersection.</i> (ii) <i>The developer must liaise with the DTMR prior to commencing preparation of the engineering plans.</i>	a) Prior to the commencement of intersection site works b) Prior to the commencement of use for Stage 1 c) Prior to the commencement of use for Stage 1 d) Prior to the commencement of intersection site works.
12	Water Reticulation – Internal a) Submit to the ULDA Principal Engineer in writing approval from the Central Highlands Regional Council (CHRC) as the nominated assessing authority to connect the proposed development to the reticulated water supply system generally in accordance with approved Water & Sewer layout sheet 1 of 1 prepared by Flanagan Consulting group Dwg. No. 3237-SK01B dated 13-Jun-12. b) Connect the proposed development to the reticulated water supply system in accordance with CHRC current standards at no cost to the CHRC.	Prior to commencement of use for Stage 1

CONDITION		TIMING
13	Water Reticulation – External Trunk a) Submit to the ULDA for compliance endorsement detailed engineering plans certified by a Registered Professional Engineer Queensland (RPEQ) for the proposed section of 150mm dia trunk main to be constructed along the New Unnamed Road alignment between the southern boundary of Lot 4 and Lot 6 connected at both ends to the existing 600mm dia trunk water main in accordance with the <i>Capricorn Municipal Development Guidelines</i>. Advice in writing must be obtained from the Central Highlands Regional Council that the engineering design and plans generally meet with their requirements. b) Construct the proposed works in accordance with the endorsed plans from part a) of this condition c) Submit to the ULDA 'as-constructed' plans and an asset register in a format acceptable to the CHRC certified by an RPEQ. <i>Advice:</i> (i) <i>The cost of the above works as identified in the GHD Report – Water and Wastewater Costing Review – June 2011 is eligible for full offset against Municipal Infrastructure contributions</i> (ii) <i>To claim an offset, the developer providing the infrastructure must give written notice to the assessing authority, which includes a calculation of the offset being claimed and evidence of costs incurred.</i> (iii) <i>In the event that the above works have been undertaken by others or are in the process thereof (a scenario which could arise if Lot 4 develops prior to Lot 5) no infrastructure offset will be available to the developer and this Condition will be deemed to not apply.</i>	a) Prior to commencement of works b) Prior to commencement of use for Stage 1 c) Prior to commencement of use for Stage 1
14	Sewer Reticulation – Internal a) Submit to the ULDA Principal Engineer detailed engineering plans certified by a Registered Professional Engineer Queensland (RPEQ) for the internal sewer reticulation together with advice in writing from the Central Highlands Regional Council (CHRC) as the nominated assessing authority that the proposed internal reticulation is generally in accordance with approved Water & Sewer layout sheet 1 of 1 prepared by Flanagan Consulting group Dwg. No. 3237-SK01B dated 13-Jun-12.and the CHRC's current standards. b) Connect the proposed development to the reticulated sewerage system in accordance with the CHRC's current standards at no cost to the CHRC.	a) Prior to commencement of work for each stage b) Prior to commencement of use for Stage 1.

CONDITION		TIMING
15	Sewer Reticulation – External Trunk a) Submit to the ULDA for compliance endorsement detailed engineering plans certified by a Registered Professional Engineer Queensland (RPEQ) for the proposed external sewer reticulation as follows. A 300mm dia trunk gravity sewer to be constructed along the New Unnamed Road from the proposed new Rosewood Street intersection (north-west corner of Lot 5) to the existing trunk sewer in Walsh Avenue in accordance with the <i>Capricorn Municipal Development Guidelines</i>. Advice in writing must be obtained from the Central Highlands Regional Council that the engineering plans generally meet with their requirements. b) Construct the proposed works in accordance with the endorsed plans c) Submit to the ULDA 'as-constructed' plans and an asset register in a format acceptable to the CHRC certified by an RPEQ. Advice: (i) <i>The cost of the works in part a) above as identified in the GHD Report – Water and Wastewater Costing Review – June 2011", is eligible for full offset against Municipal Infrastructure contributions.</i> (ii) <i>To claim an offset, the developer providing the infrastructure must give written notice to the assessing authority, which includes a calculation of the offset being claimed and evidence of costs incurred.</i> (iii) <i>In the event that the sewerage works have been undertaken by others or are in the process thereof (a scenario which could arise if Lot 4 or Lot 6 develop prior to Lot 5) no infrastructure offset will be available to the applicant and this Condition will be deemed to not apply.</i>	a) Prior to the commencement of site works for Stage 1 b) Prior to the commencement of use for Stage 1 c) Prior to the commencement of use for Stage 1
16	Refuse Collection Enter into an agreement with the Central Highlands Regional Council or a registered waste management contractor to provide a waste collection service to the development	Prior to the commencement of use and to be maintained
17	Emergency Access Submit written confirmation to the ULDA from the <i>Queensland Fire & Rescue Service (QFRS)</i> and the <i>Queensland Ambulance Service (QAS)</i> that they are aware of the onsite emergency management plan in the case of an emergency response. <i>Note: This condition is to ensure that in the case of an emergency the QFRS or QAS are able to locate the correct location of the emergency within the non-resident worker accommodation.</i>	Prior to the commencement of use for Stage 1
18	Filling and Excavation a) Undertake earthworks certified by a Registered Professional Engineer Queensland (RPEQ) generally in accordance with the <i>AS3798-2007 Guidelines on Earthworks for Commercial and Residential Developments</i>. b) Ensure works are inspected and tested to "Level 2" as defined in <i>AS3798-2007</i>	At all times during construction works
19	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 endorsed development.	Prior to commencement of use for the relevant stage

CONDITION		TIMING
20	Repair damage to kerb, footpath or road 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 endorsed development.	Prior to commencement of use for each stage
21	Easements over Infrastructure – water supply, sewerage, drainage Where public utilities are located on private land, public utility easements must be provided in favour of the Central Highlands Regional Council (CHRC). The terms of the easements must be to the satisfaction of the CHRC Chief Executive Officer	Prior to commencement of use for the relevant stage
22	Easement over infrastructure – telecommunications a) Submit to the ULDA in writing, advice from Telstra on the necessity or otherwise for an easement to be provided over the existing telecommunication cable(s) traversing the site. b) If required by Telstra, provide a public utility easement in favour of and to the satisfaction of Telstra.	Prior to commencement of use for the relevant stage
23	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 Isaac Regional Council's standards.; • management of contaminated soils (if required), including removal, treatment and replacement in accordance with site remediation plans prepared and endorsed 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 endorsed 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 for each stage b) As indicated
24	Soil Erosion and Sediment Control a) Submit to the ULDA an Erosion and Sediment Control (ESC) Plan prepared by a Registered Professional Engineer Queensland (RPEQ) in accordance with <i>Capricorn Municipal Development Guidelines</i>. b) Implement the endorsed Erosion and Sediment Control Plan on site	a) Prior to commencement of site works for each stage b) At all times during construction works

CONDITION		TIMING									
25	Electricity Submit to the ULDA written evidence that an agreement has been entered into with an authorised electricity supplier (e.g. Ergon) to provide electricity services.	Prior to commencement of use for each stage									
26	Telecommunications Submit to the ULDA an agreement with a telecommunication carrier to provide underground telecommunication services to the subject site.	Prior to commencement of use for each stage									
27	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 the commencement of use for each stage									
28	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 <i>ULDA Certification Procedures Manual</i> .	Prior to commencement of site works for each stage									
29	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 <i>ULDA Certification Procedures Manual</i>	Prior to commencement of use for each stage									
30	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>Adopted Infrastructure Charges Resolution (No. 1)</i> which are as follows: The current 2012/2013 total applicable charge is \$10,000 per non worker accommodation unit. <table border="1" data-bbox="293 1458 1104 1585"> <tr> <th>No units</th><th>Calculation</th><th>Contribution</th></tr> <tr> <td>383</td><td>383 x \$10,000</td><td>\$3,830,000</td></tr> <tr> <td>TOTAL</td><td></td><td>\$3,830,000*</td></tr> </table> <i>*The developer contribution will be adjusted each financial year for three year rolling average of the Queensland Roads and Bridges Index.</i>	No units	Calculation	Contribution	383	383 x \$10,000	\$3,830,000	TOTAL		\$3,830,000*	Prior to the commencement of use for each stage
No units	Calculation	Contribution									
383	383 x \$10,000	\$3,830,000									
TOTAL		\$3,830,000*									

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.

Please note: The above information has been provided to the applicant as an advice only, and does not form part of the development compliance endorsement 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 ****