

UDA Decision Notice

Site Address	Yeates St, Blackwater
Real property description	Lot 1 on SP235822
Type of development	UDA development permit subject to conditions
Aspects of Development	Reconfiguring a Lot and Operational Works
Description of Proposal	Subdivision of 1 into 30 residential lots with a plan of development and new road with associated operational works (being erosion and sediment control, vehicle crossovers, water reticulation works, stormwater drainage works, advertising devices, roadworks and filling and excavation)
ULDA reference number	DEV2012/230
Decision date	3 July 2012
Currency period	4 years from Decision date

Drawings or Documents	Number	Plan or Document Date
Stage 1 Proposed survey plan	6942-A100 Rev A	28.10.11 (Amended in red on 6 June 2012)
Stage 1 Plan of Development	6942_A101 Rev C	24.04.12 (Amended in red on 6 June 2012)
Proposed Concept Earthworks Plan	4912-120216-SK-01	22 February 2012 (Received)
Proposed Concept Roadworks Plan	4912-120216-SK-02	22 February 2012 (Received)
Proposed Concept Roadworks Detail Plan	4912-120216-SK-03	22 February 2012 (Received)
Proposed Concept Stormwater Plan	4912-120216-SK-04	22 February 2012 (Received)
Proposed Concept Sewer Reticulation Plan	4912-120216-SK-05	22 February 2012 (Received)
Proposed Concept Water Reticulation Plan	4912-120216-SK-06	22 February 2012 (Received)
Concept Stormwater Earthworks Plan	4912-120216-SK-07	22 February 2012 (Received)
Blackwater Residential Project - Landscape Concept	SD-02 (C)	2012-02-17 (Amended in red on 6 June 2012)

PROJECT TEAM

Matt Toon Principal Planner Development Assessment Urban Land Development Authority	David Elliott Principal Engineer Development Assessment Urban Land Development Authority
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UDA DEVELOPMENT CONDITIONS

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 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.	As indicated

CONDITION		TIMING
3	Vehicle Crossovers Construct the concrete driveways between the kerb and channel and the property boundaries as located on the approved Blackwater Residential Projects – Landscape Concept plan number SD-02 (C) dated 2012-02-17 (Amended in red on 6 June 2012) and generally in accordance with <i>Capricorn Municipal Development Guidelines standard drawing SD-R-042, Rev C</i>.	Prior to survey plan endorsement.
4	Water Reticulation - Internal a) Submit to the ULDA Principal Engineer engineering plans certified by a Registered Professional Engineer Queensland (RPEQ) detailing the water reticulation, including connections, required to service each lot generally in accordance with that shown on the approved Proposed Concept Water Reticulation Plan 4912-120216-SK-06 dated 22 February 2012 (Received) and the <i>Capricorn Municipal Development Guidelines</i>. b) Construct the works in accordance with the RPEQ certified plans from part a) of this condition. c) Upon completion of the works, submit to the ULDA Principal Engineer "As Constructed" plans including an asset register, checked by a Registered Professional Engineer Queensland (RPEQ-Civil), certifying that the works have been completed in accordance with part a) of this condition.	a) Prior to commencement of works b) Prior to survey plan endorsement c) Prior to survey plan endorsement
5	Water Reticulation - External a) Submit to the ULDA Principal Engineer for compliance endorsement engineering plans certified by a Registered Professional Engineer Queensland (RPEQ) detailing the proposed connection of the existing 150mm and 250mm diameter water mains in Yeates Avenue generally in accordance with that shown on the approved Proposed Concept Water Reticulation Plan 4912-120216-SK-06 dated 22 February 2012 (Received) and the <i>Capricorn Municipal Development Guidelines</i>, together with written advice from the Central Highlands Regional Council that the proposed works generally meet their requirements. b) Construct the works in accordance with the endorsed plans c) Upon completion of the works, submit to the ULDA Principal Engineer "As Constructed" plans including an asset register, checked by a Registered Professional Engineer Queensland (RPEQ-Civil), certifying that the works have been completed in accordance with part a) of this condition.	a) Prior to commencement of works b) Prior to survey plan endorsement c) Prior to survey plan endorsement

CONDITION		TIMING
6	Sewer Reticulation a) Submit to the ULDA Principal Engineer engineering plans certified by a Registered Professional Engineer Queensland (RPEQ) detailing the sewer reticulation, including connections, required to service each lot generally in accordance with the approved Proposed Concept Sewer Reticulation Plan 4912-120216-SK-05 dated 22 February 2012 (Received) and the <i>Capricorn Municipal Development Guidelines</i>. b) Construct the works in accordance with the RPEQ certified plans c) Upon completion of the works submit to the ULDA Principal Engineer "As Constructed" plans including an asset register certified by a Registered Professional Engineer Queensland (RPEQ), in accordance with part b) of this condition.	a) Prior to commencement of works b) Prior to survey plan endorsement c) Prior to survey plan endorsement
7	Build over stormwater (BOSW) Obtain written permission from the Central Highlands Regional Council (CHRC) as the nominated assessing authority to build over or near stormwater infrastructure within proposed Lot 42 and 41.	Prior to survey plan endorsement.
8	Stormwater Management a) Submit to the ULDA Principal Engineer engineering plans certified by a Registered Professional Engineer Queensland (RPEQ) detailing the stormwater reticulation generally in accordance with that shown on the approved Proposed Concept Stormwater Plan 4912-120216-SK-04 dated 22 February 2012 (Received) and the <i>Capricorn Municipal Development Guidelines</i>. b) Construct the works in accordance with the RPEQ certified plans c) Upon completion of the works submit to the ULDA Principal Engineer "As Constructed" plans including an asset register certified by a Registered Professional Engineer Queensland (RPEQ), in accordance with part b) of this condition.	a) Prior to commencement of site works b) Prior to survey plan endorsement c) Prior to survey plan endorsement
9	Stormwater – External (Downstream of Bauman Way) a) Submit to the ULDA Principal Engineer for compliance endorsement engineering plans certified by a Registered Professional Engineer Queensland (RPEQ) detailing the proposed external stormwater works generally in accordance with that shown on and the <i>Capricorn Municipal Development Guidelines</i>, together with advice in writing from the Central Highlands Regional Council that the proposed works meet with their requirements. b) Construct the works in accordance with the endorsed plans from part a) of this condition. c) Upon completion of the works submit to the ULDA Principal Engineer "As Constructed" plans including an asset register certified by a Registered Professional Engineer Queensland (RPEQ), in accordance with part b) of this condition.	a) Prior to commencement of site works b) Prior to survey plan endorsement c) Prior to survey plan endorsement

CONDITION		TIMING
10	Roadworks - Internal a) Submit to the ULDA Principal Engineer engineering plans certified by a Registered Professional Engineer Queensland (RPEQ) detailing the internal roadworks generally in accordance with that shown on the approved Proposed Concept Roadworks Detail Plan 4912-120216-SK-03 dated 22 February 2012 (Received) and the <i>Capricorn Municipal Development Guidelines</i>. b) Construct the works in accordance with the RPEQ certified plans from part a) of this condition. c) Upon completion of the works submit to the ULDA Principal Engineer "As Constructed" plans including an asset register certified by a Registered Professional Engineer Queensland (RPEQ), in accordance with part b) of this condition.	a) Prior to commencement of site works b) Prior to survey plan endorsement c) Prior to survey plan endorsement
11	Roadworks – External - Yeates Avenue a) Submit to the ULDA Principal Engineer for compliance endorsement engineering plans certified by a Registered Professional Engineer Queensland (RPEQ) detailing the roadworks, including footpath, drainage, medians, kerb & channel, signs and linemarking in Yeates Avenue generally in accordance with the approved Proposed Concept Roadworks Detail Plan 4912-120216-SK-03 dated 22 February 2012 (Received) and the <i>Capricorn Municipal Development Guidelines</i>. The design shall be integrated into the existing Yeates Ave/ Blain St intersection, including the entry into Village on Blain in such a manner as to provide a safe trafficable environment. b) Construct the works in accordance with the endorsed plans from part b) of this condition. c) Upon completion of the works submit to the ULDA Principal Engineer "As Constructed" plans including an asset register certified by a Registered Professional Engineer Queensland (RPEQ), in accordance with part b) of this condition.	a) Prior to commencement of site works b) Prior to survey plan endorsement c) Prior to survey plan endorsement

CONDITION	TIMING
12 Streetscape Works a) Prepare and submit to the ULDA for compliance endorsement Streetscape Works Plan detailing proposed works, generally in accordance with the approved Blackwater Residential Projects – Landscape Concept plan number SD-02 (C) dated 2012-02-17 (Amended in red on 6 June 2012) and in accordance with the following: • appropriate pavement treatments including finished surface levels, cross-falls and longitudinal grades; • appropriate footpath locations with kerb ramps; • street tree location and species, the ground preparation works and monthly maintenance plan; • road uses adjacent to the kerbing (e.g. parking bays, No Standing zones etc); • Identify all new and existing trees within the dedicated road, including those to be retained and those to be removed; • Identify the location/ proximity of services within the road reserve; and • Provide details of proposed planting including common and botanical names, height and spread at maturity. The plan is to be prepared by an Australian Institute of Landscape Architects (AILA) registered landscape architect. b) Undertake the works in accordance with the endorsed 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 Indicator • 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 to the ULDA demonstrating compliance with part b) of this condition. d) The developer must maintain street trees for a period of twelve (12) months after an ‘On-Maintenance’ (landscape) inspection.	a) Prior to commencement of works on site b) Prior to survey plan endorsement c) Prior to survey plan endorsement d) As indicated

CONDITION		TIMING
13	Advertising Devices Submit to the ULDA for approval the details, height (no greater than 1.2m), dimensions and materials of any proposed entry sign/statement as indicated on approved Blackwater Residential Projects – Landscape Concept plan number SD-02 (C) dated 2012-02-17 (Amended in red on 6 June 2012). The submission must also include a maintenance regime and detail how the sign will be removed or integrated within the estate at the conclusion of property sales.	Prior to survey plan endorsement
14	Street Lighting Design and install a street lighting system (including connections and energising) to all roads within the subdivision and to all footpaths/bikeways within road reserves and parks associated with the subdivision at no cost to Council The design and construction of the street lighting system must: • be in accordance with <i>Capricorn Municipal Development Guidelines and AS1158</i> • 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
15	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 submitted Erosion and Sediment Control Plan on site	a) Prior to commencement of work b) At all times during construction works

CONDITION	TIMING
16 Filling and Excavation a) Submit to the ULDA a Earthworks Management Plan checked and certified by a Registered Professional Engineer Queensland (RPEQ), specialising in geotechnical engineering, generally in accordance with the approved Proposed Concept Earthworks Plan 4912-120216-SK-01 dated 22 February 2012 (Received) and showing the maximum height of any retaining wall which adjoins the side and / or rear boundary of any lot must not exceed 2.0 metres. b) Construct the works in accordance with the endorsed plans from part a) of this condition and ensure: • retaining walls, including footings and drainage systems, must be constructed entirely within the boundaries of the lot and in accordance with the requirements of Isaac Regional Council's <i>Planning Scheme Policy 3 – General Works</i> • any fill within a building location envelope must be compacted in accordance with Section 5 (Compaction Criteria) of AS 3798 – 1996 <i>Guidelines on Earthworks for Commercial and Residential Developments</i> and • all retaining walls 1.0 m in height or greater must be designed and constructed as a cantilevered type wall that has a minimum design life of 50 years and i) gravity type retaining walls (i.e. boulder wall) may only be constructed where the height of the wall is less than 1.0m or a maximum height not exceeding quantity two (2) saw cut face A-grade boulders and ii) retaining walls greater than 1.0 metre in public places must be provided with railings or other barriers to provide pedestrian safety. c) On completion of this work submit to the ULDA certification by a RPEQ specialising in geotechnical engineering stating that the work has been completed in accordance with part b) of this condition and 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 and any unsuitable material encountered has been treated or replaced with suitable replacement material.	a) Prior to commencement of site works b) Prior to survey plan endorsement c) Prior to survey plan endorsement
17 Easements over Infrastructure Public utility easements must be provided, in favour of and at no cost to Central Highlands Regional Council (CHRC), over infrastructure located in private land that becomes contributed assets. The terms of the easements must be to the satisfaction of the CHRC Chief Executive Officer.	Prior to survey plan endorsement
18 Electricity Submit to the ULDA written evidence of an agreement with an authorised electricity supplier (eg ERGON) to provide an underground electricity service to each lot.	Prior to survey plan endorsement

CONDITION		TIMING
19	Telecommunications Submit to the ULDA written evidence of an agreement with an authorised telecommunications supplier to provide an underground telecommunications service to each lot.	Prior to survey plan endorsement
20	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
21	Repair damage to Kerb, Footpath or Road Repair to the satisfaction of the CHRC 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 endorsed development.	Prior to survey plan endorsement
22	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 endorsed development.	Prior to survey plan endorsement
23	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
24	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

CONDITION		TIMING												
25	Infrastructure Contributions Pay to the Urban Land Development Authority (ULDA) 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 (CHRC) <i>Adopted Infrastructure Charges Resolution (no.1) 2011</i>. The current contribution is as follows: <table><tr><th>Development type/product</th><th>No. of additional lots</th><th>Adopted Infrastructure Charge</th><th>Contribution</th></tr><tr><td>Reconfiguring a Lot</td><td>29</td><td>\$25,047.00</td><td>\$726,363.00</td></tr><tr><td>TOTAL</td><td></td><td></td><td>\$726,363.00*</td></tr></table> <i>*Notes:</i> <i>This charge will be adjusted each financial year in accordance with the three year rolling average of the Queensland Roads and Bridges Index.</i> <i>The above Infrastructure Charges (IC) calculations may be subject to offsets where approved in writing by the ULDA.</i>	Development type/product	No. of additional lots	Adopted Infrastructure Charge	Contribution	Reconfiguring a Lot	29	\$25,047.00	\$726,363.00	TOTAL			\$726,363.00*	Prior to the survey plan endorsement
Development type/product	No. of additional lots	Adopted Infrastructure Charge	Contribution											
Reconfiguring a Lot	29	\$25,047.00	\$726,363.00											
TOTAL			\$726,363.00*											

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 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 ****