

31 January 2013

ULDA Ref. No: DEV2012/408

BM Alliance Coal Operations Pty Ltd
C/- RPS Australia East Pty Ltd
PO Box 1559
FORTITUDE VALLEY QLD 4006

Attention Wayne Window

Dear Wayne

RE: SECTION 59(1)(a) UDA DEVELOPMENT APPROVAL FOR AN UDA DEVELOPMENT APPLICATION FOR A UDA DEVELOPMENT PERMIT FOR A MATERIAL CHANGE OF USE FOR MULTIPLE RESIDENTIAL (3 DWELLING UNITS) AND ASSOCIATED OPERATIONAL WORKS AT 17 DEACON DRIVE, BLACKWATER DESCRIBED AS LOT 15 ON SP206875

On 29 January 2013 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 3024 4166.

Yours sincerely



Patrick Atkinson
DEVELOPMENT ASSESSMENT MANAGER

UDA Decision Notice – Approval

Site information			
Name of urban development area (UDA)		Blackwater	
Site address		17 Deacon Drive, Blackwater	
Lot on plan description	Lot number	Lot description	
	Lot 15	SP206875	
UDA development application details			
ULDA reference number		DEV2012/408	
Lodgement date		14 December 2012	
Type of application		☒ New development involving:- ☒ Material change of use ☒ Development permit	
Description of proposal applied for		Development Permit for Multiple Residential (3 dwelling units) and associated erosion and sediment control, landscaping, driveway and stormwater drainage works.	
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		29 January 2013	
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.	Site Plan	BLK 29-02 Rev A	6/8/12 (Amended in Red 18 Jan 2013)
2.	Ground Plan	BLK 29-03 Rev A	6/8/12 (Amended in Red 18 Jan 2013)
3.	Upper Plan	BLK 29-04 Rev A	6/8/12

[illegible]

	Council area. The plantings must not impact upon sewerage or water infrastructure.	
5.	Erosion and Sediment Control a) Submit to the ULDA an Erosion and Sediment Control (ESC) Plan in accordance with Capricorn Municipal <i>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 Erosion and Sediment Control Plan on site.	a) Prior to commencement of site works b) At all times during site works
6.	Stormwater Drainage a) Submit to the ULDA a Stormwater Management Plan and engineering drawings certified by Registered Professional Engineer Qld (RPEQ-Civil) detailing how stormwater quantity and quality for the proposal will be managed to the requirements of QUDM and Capricorn Municipal Development Guidelines without impact upon other properties. 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 accordance with design and construction criteria contained in the Capricorn Municipal Development Guidelines. b) Construct the works in accordance with the RPEQ certified plans c) Submit to the ULDA certification by Registered Professional Engineer Qld (RPEQ) that the development has been constructed in accordance with the Stormwater Management Plan and RPEQ certified plans.	a) Prior to commencement of work b) Prior to commencement of use c) Prior to commencement of use
7.	Refuse Collection Enter into an agreement with the Central Highlands Regional Council or contractor to provide a waste collection service to the development. Provide sufficient storage onsite for a refuse and recyclables bin for each unit. Include a waste management component within any CMS.	Prior to the commencement of use and to be maintained
8.	Car parking and access driveway Internal driveway is to be constructed, sealed and line marked in accordance with <i>AS2890.1:2004 Parking Facilities – Off Street Parking</i> .	Prior to the commencement of use and to be maintained
9.	Water Connection Connect the development to the Council water reticulation network at no cost to the Council in accordance with all Council requirements. Individual water meters with a 20mm diameter are to be provided to each unit with only one connection point to Council's main to CHRC standards.	Prior to commencement of use
10.	Sewer Connection Connect the development to the Council sewerage reticulation network at no cost to the Council in accordance with all Council	Prior to commencement of use

	requirements.	
11.	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
12.	Footpath a) Design and construct a 1.2m wide footpath along the Deacon Drive frontage in accordance with the <i>Capricorn Municipal Development Guidelines</i> b) Submit to the ULDA 'as-constructed' drawings and certification from an RPEQ (Civil) that the works have been completed in accordance with the part a) of this condition	a) Prior to commencement of use b) Prior to the commencement of use
13.	Vehicle Crossover Design and construct a vehicular crossover slab between the kerb and channel and the property boundary generally as shown on the approved Site Plan 6/8/12 (Amended in Red 18 Jan 2013) and in accordance with the <i>Capricorn Municipal Development Guidelines</i> standard drawing <i>CMDG-R-042</i> .	Prior to commencement of use
14.	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
15.	Electricity Submit to the ULDA either: ▪ written evidence demonstrating that existing 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 or ▪ approval in writing from Central Highlands Regional Council endorsing the provision for aboveground supply.	Prior to commencement of use
16.	Telecommunications a) Submit to the ULDA documentation from an authorised telecommunications service provider to confirm that satisfactory agreements have been made for the provision of telecommunications to each new dwelling/lot within the proposed development. b) Where new infrastructure is to be installed to bring telecommunications to the site, install infrastructure to accommodate NBN services in accordance with NBN Co Ltd 'New Developments: Deployment of the NBN Co Conduit and Pipe Network – Guidelines for Developers' (April 2011 or later) c) Install the infrastructure within the development to accommodate future Broadband services in accordance with Communications Alliance Ltd "National Broadband Network End User Premises	a) Prior to commencement of use b) Prior to commencement of use c) Prior to commencement of use

	Handbook" (August 2010 or later).																	
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. <i>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.</i> The current contribution is as follows: <table><tr><th>Development type/product</th><th>No. of units</th><th>Adopted Infrastructure Charge</th><th>Contribution</th></tr><tr><td>3 bedroom dwelling</td><td>3</td><td>\$25,000</td><td>\$75,000</td></tr><tr><td>Credits</td><td>1 lot</td><td>\$25,047</td><td>- \$25,047</td></tr><tr><td>TOTAL</td><td></td><td></td><td>\$49,953*</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>	Development type/product	No. of units	Adopted Infrastructure Charge	Contribution	3 bedroom dwelling	3	\$25,000	\$75,000	Credits	1 lot	\$25,047	- \$25,047	TOTAL			\$49,953*	Prior to commencement of use or endorsement of building format plan whichever comes first
Development type/product	No. of units	Adopted Infrastructure Charge	Contribution															
3 bedroom dwelling	3	\$25,000	\$75,000															
Credits	1 lot	\$25,047	- \$25,047															
TOTAL			\$49,953*															

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 on

- (a) Sundays or public holidays, at any time; or
- (b) Saturdays or business days, 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 ****