

ULDA Decision Notice

Site Address	20 Rufus St, Blackwater
Real property description	Lots 17 and 18 on B33739
Type of approval	UDA development approval subject to conditions
Aspects of development	Material Change of Use and associated operational works
Description of proposal	Multiple Residential (17 units) and associated Operational Works (erosion and sediment control, filling and excavation, stormwater drainage work, pavement , footpath and driveway)
ULDA reference number	DEV2012/228
Decision date	19 April 2012
Currency period	4 Years from Decision date

Approved Drawings or Documents	Number	Plan or Document Date
Site Plan by John Gatley Building Design	1477-01	14/10/11
Floor Plans and Elevations Units 1-3 by John Gatley Building Design	1477-02	14/10/11
Floor Plans Units 4-7 by John Gatley Building Design	1477-03	14/10/11
Elevations Units 4-7 by John Gatley Building Design	1477-04	14/10/11 (Amended in Red 2 APR 2012)
Floor Plans Units 8-12 + 13-17 by John Gatley Building Design	1477-05	14/10/11 (Amended in Red 2 APR 2012)
Elevations Units 8-12 + 13-17 by John Gatley Building Design	1477-06	14/10/11 (Amended in Red 2 APR 2012)
Landscape Plan prepared by Greenscape Design	SH 02	14/02/12
Landscape Plan prepared by Greenscape Design	SH 03	14/02/12
Landscape Plan prepared by Greenscape Design	SH 04	14/02/12
Landscape Plan prepared by Greenscape Design	SH 05	14/02/12
Landscape Plan prepared by Greenscape Design	SH 06	14/02/12
Construction Management and Bulk Earthworks Plan prepared by Empire Engineering	C-02	January 2012
Detail Layout Plan prepared by Empire Engineering	C-03	January 2012
Stormwater Longitudinal Sections prepared by Empire Engineering	C-04	January 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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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 the commencement of use and to be maintained
2.	Complete all Building and Operational Works Complete all building and operational work associated with this development approval, including work required by any of the following conditions. Such work is to be carried out generally in accordance with the approved plans.	Prior to the commencement of use
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
4.	Units 8 to 13 Entries a. Submit to the ULDA for compliance endorsement further details illustrating the entries to Units 8 to 17 inclusive. The submission must demonstrate how the entries will be emphasised and identifiable. Features could include but not limited to: ▪ Permeable doors or gates at the driveway entry ▪ Awning over entries ▪ Outdoor lights over entries and ▪ Unit numbers. b. Submit to the ULDA written certification that the completed building complies with part a) this condition.	a. Prior to approval for Building Works b. Prior to the commencement of use
5.	Energy Efficiency a. Submit to the ULDA a report outlining the energy efficient features employed in the building 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 approval for Building Works b. Prior to the commencement of use

CONDITION		TIMING
6.	Fixed Screening to Side and Rear Elevations Apply fixed, external privacy screens or fixed obscure glazing to all side and rear windows at a sill height less than 1.5 metres above floor level.	Prior to commencement of use and then to be maintained
7.	Landscaping and Fencing a. Construct landscaping and fencing including all private open space and driveway treatments generally in accordance with the approved Landscape Plan prepared by Greenscape Design numbers SH02 to 06 inclusive dated 14-02-12. b. Submit to the ULDA written certification from a qualified (AILA) landscape architect that the completed landscaping and fencing complies with part a. of this condition.	a. Prior to the commencement of use b. Prior to the commencement of use
8.	Street Trees Central Highlands Regional Council (CHRC) – Nominated Assessing Authority Plant street trees in the road reserve between the site and the kerb of Rufus Street at a spacing of one (1) tree per 7.5m. Trees are not to be located within 10m of the access to the site. The species must be fast growing with a dense crown, and sited in accordance with Ergon Energy's <i>Plant Smart</i> document for the Central Highlands Regional Council area. The plantings must not impact upon sewerage or water infrastructure.	Prior to commencement of use and to be maintained
9.	Erosion and Sediment Control Implement the approved Erosion and Sediment Control Plan included on the approved Construction Management and Bulk Earthworks Plan C02 dated January 2012 prepared by Empire Engineering.	At all times during construction works
10.	Stormwater Drainage (Quantity & Quality) a. Submit to the ULDA Principal Engineer written advice from the Central Highlands Regional Council (CHRC) that the proposed 300mm dia pipe to be constructed in the Rufus Street verge generally meets with CHRC requirements. b. Construct stormwater drainage quantity and quality infrastructure generally in accordance with the approved Detail Layout Plan C03 dated January 2012 and approved Stormwater Longitudinal Sections Plan C04 dated January 2012 and the requirements of QUDM and CHRC guidelines. c. Submit to the ULDA 'as-constructed' plans 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 work b. Prior to commencement of use c. Prior to commencement of use

CONDITION		TIMING
11.	Finished floor level Construct the development to provide a minimum finished floor level of 300mm above the Top of Kerb Level or 300mm above the centreline of Rufus Street, whichever is the higher.	Prior to the commencement of use and to be maintained
12.	Outdoor Lighting Minimise outdoor lighting to reduce light spill in the adjacent residential properties to be in accordance with <i>AS 4282:1997 Control of the Obtrusive Effects of Outdoor Lighting</i> .	Prior to the commencement of use and to be maintained
13.	Refuse Collection Central Highlands Regional Council (CHRC) – Nominated Assessing Authority Enter into an agreement with the Central Highlands Regional Council 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
14.	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
15.	Water Connection Central Highlands Regional Council (CHRC) – Nominated Assessing Authority Connect the development to the CHRC 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
16.	Sewer Connection Central Highlands Regional Council (CHRC) – Nominated Assessing Authority Connect the development to the CHRC sewerage reticulation network at no cost to the Council in accordance with all Council requirements.	Prior to commencement of use
17.	Service Conduits & Mains Central Highlands Regional Council (CHRC) – Nominated Assessing Authority 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

CONDITION		TIMING
18.	Footpath Reinstate the existing footpath in Rufus Street in accordance with that shown on approved Detail Layout Plan C03 dated January 2012 prepared by Empire Engineering.	Prior to commencement of use
19.	Vehicle Crossover a. Design and construct a vehicular crossover slab between the kerb and channel and the property boundary in accordance with the <i>Capricornia Municipal Development Guidelines</i> standard drawing CMDG-R-042. b. Demolish existing vehicle crossings in Rufus Street and reinstate the areas in accordance with the <i>Capricornia Municipal Development Guidelines</i>	a. Prior to commencement of use b. Prior to commencement of use
20.	Damage and Repairs Central Highlands Regional Council (CHRC) – Nominated Assessing Authority 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
21.	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
22.	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 underground 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 <i>'New Developments: Deployment of the NBN Co Conduit and Pipe Network – Guidelines for Developers'</i> (April 2011 or later) c. Install the infrastructure within the development to accommodate future Broadband services in accordance with Communications Alliance Ltd <i>"National Broadband Network End User Premises Handbook"</i> (August 2010 or later).	a. Prior to commencement of use b. Prior to commencement of use c. Prior to commencement of use

CONDITION		TIMING												
23.	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, 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 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>2 bedroom dwelling</td><td>17</td><td>\$14,500</td><td>\$246,500.00</td></tr><tr><td>TOTAL</td><td></td><td></td><td>\$246,500.00</td></tr></table> *The developer contributions will be adjusted each financial year for three year rolling average of the Queensland Roads and Bridges Index.	Development type/product	No. of units	Adopted Infrastructure Charge	Contribution	2 bedroom dwelling	17	\$14,500	\$246,500.00	TOTAL			\$246,500.00	Prior to commencement of use
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2 bedroom dwelling	17	\$14,500	\$246,500.00											
TOTAL			\$246,500.00											

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 the commencement of any building work, a Compliance certificate is required from the relevant Local Authority.

Central Highlands Regional Council (CHRC) as the 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.

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.

Published Standards

For any published standards referenced, they are to those current as of the date of issue of this package unless specified otherwise.

Urban Land Development Authority DEV2012/228
20 Rufus Street, Blackwater

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 ****