

ULDA Decision Notice

Site Address	24 Stower St, Blackwater
Real property description	Lot 22 on B337143
Type of approval	UDA development approval subject to conditions
Aspects of development	Material Change of Use and Operational Works
Description of proposal	Multiple Residential (4 dwelling units) and associated erosion and sediment control, driveway and stormwater drainage works.
ULDA reference number	DEV2012/241
Decision date	19 April 2012
Currency period	4 Years from Decision date

Approved Drawings or Documents	Number	Plan or Document Date
Site Plan	SD.02 Rev. 3	06.03.12 (Amended in Red on 5 APR 2012)
Site Plan & Floor Plans	SD.03 Rev. 3	06.03.12 (Amended in Red on 5 APR 2012)
Landscape Schema	SD.04 Rev. 3	06.03.12 (Amended in Red on 5 APR 2012)
Floor Plan – Unit 1	SD.06 Rev. 3	06.03.12 (Amended in Red on 5 APR 2012)
Floor Plan – Unit 2 & 3	SD.07 Rev. 3	06.03.12 (Amended in Red on 5 APR 2012)
Floor Plan – Unit 4	SD.08 Rev. 3	06.03.12 (Amended in Red on 5 APR 2012)
Roof Plan	SD.09 Rev. 3	06.03.12 (Amended in Red on 5 APR 2012)
Elevations NORTH & SOUTH	SD.10 Rev. 3	06.03.12 (Amended in Red on 5 APR 2012)
Elevation EAST	SD.11 Rev. 3	06.03.12 (Amended in Red on 5 APR 2012)
Elevation WEST	SD.12 Rev. 3	06.03.12 (Amended in Red on 5 APR 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	Prior to the commencement of use

	CONDITION	TIMING
	accordance with the approved plans.	
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.	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
5.	Construction Management Plan Submit to the ULDA a site based construction management plan that will include but not be limited to: a) provision for the management of traffic around and through the site during and outside of construction work hours; b) provision for parking and materials delivery during and outside of construction hours of work; c) management of sedimentation, erosion and dust generated from the site during and outside construction work hours; d) management of groundwater and surface water collection, treatment and disposal to accepted environmental standards; e) management of contaminated soils, including removal, treatment and replacement in accordance with site remediation plans prepared and approved specifically for this site, if needed. 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 approved by the principal consultant overseeing and certifying the construction works. 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.	Prior to commencement of works

CONDITION	TIMING
6. Landscape Works a) Submit to the ULDA for approval a detailed Landscape Plan for private and communal open space areas and driveway treatments certified by a qualified (AILA) landscape architect generally in accordance with the <i>Central Highlands Regional Council's</i> current standards. Landscape plan is to demonstrate ▪ Selected species and fencing designed to allow visual surveillance to adjacent footpaths; ▪ Trees and shrubs shall have a mature height of between 2m and 6m; ▪ Selected species are drought tolerant and low maintenance; ▪ Existing contours and proposed finished levels for earthworks; ▪ Location of existing and proposed services; ▪ The minimisation of hard and the maximisation of soft landscape treatments; ▪ Location, species' botanical name, pot size, numbers and mature height of all proposed plantings. a) Submit to the ULDA certification from a qualified (AILA) Landscape Architect that the works have been inspected and constructed in accordance with part a) of this condition.	a) Prior to the commencement of site works b) Prior to the commencement of use
7. Street Trees Central Highlands Regional Council (CHRC) – Nominated Assessing Authority Plant street trees in the Stower Street road reserve between the property boundary and the kerb 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
8. Fencing Any front boundary fencing is to be either 50% permeable with a 1.5m maximum height or not exceed 1.2m in height if solid.	Prior to commencement of use and to be maintained
9. Erosion and Sediment Control a) Submit to the ULDA an Erosion and Sediment Control (ESC) Plan in accordance with <i>Isaac Regional Council 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

	CONDITION	TIMING
10.	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
11.	Outdoor Lighting Design and install outdoor lighting to minimise light spill in the adjacent residential properties in accordance with AS 4282:1997 <i>Control of the Obtrusive Effects of Outdoor Lighting</i>.	Prior to the commencement of use and to be maintained
12.	Refuse Collection Central Highlands Regional Council (CHRC) – Nominated Assessing Authority 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
13.	Car parking and access driveway Internal driveway is to be constructed, sealed and line marked in accordance with AS2890.1:2004 <i>Parking Facilities – Off Street Parking</i>.	Prior to the commencement of use and to be maintained
14.	Water Connection Central Highlands Regional Council (CHRC) – Nominated Assessing Authority	

CONDITION		TIMING
	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
15.	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
16.	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
17.	Footpath a) Design and construct a 1.2m wide footpath along the Stower Street frontage in accordance with the <i>Capricornia 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
18.	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 SD.02 Rev 3 dated 06/03/12 (Amended in Red on 5 APR 2012) and in accordance with the <i>Capricornia Municipal Development Guidelines</i> standard drawing CMDG-R-042.	Prior to commencement of use
19.	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

	CONDITION	TIMING
20.	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
21.	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																
22.	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>2</td><td>\$14,500.00</td><td>\$29,000.00</td></tr><tr><td>3 bedroom dwelling</td><td>2</td><td>\$25,000.00</td><td>\$50,000.00</td></tr><tr><td>TOTAL</td><td></td><td></td><td>\$79,000.00*</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	2 bedroom dwelling	2	\$14,500.00	\$29,000.00	3 bedroom dwelling	2	\$25,000.00	\$50,000.00	TOTAL			\$79,000.00*	Prior to commencement of use
Development type/product	No. of units	Adopted Infrastructure Charge	Contribution															
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3 bedroom dwelling	2	\$25,000.00	\$50,000.00															
TOTAL			\$79,000.00*															

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

Urban Land Development Authority DEV2012/241
24 Stower Street, Blackwater

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

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 ****