

UDA Decision Notice

Site Address	2 Umbrella St, Blackwater
Real property description	Lot 1 on B337100
Type of Approval	UDA development permit subject to the conditions forming part of this decision notice
Description of proposal	UDA development permit for Reconfiguring a lot - 1 into 2 lot subdivision with a Plan of Development
ULDA reference number	DEV2012/234
Decision date	19 July 2012
Currency period	4 years from decision date

Approved Drawings or Documents	Number	Plan or Document Date
Plan of Development proposed reconfiguration of Lot 1 on B337100	51164	27/2/2012 (Amended in Red on 21 May 2012)
Proposed Reconfiguration of Lot 1 on B337100	51164	24/2/2012 (Amended in Red on 21 May 2012)

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	Demolish or relocate structures Demolish or relocate all structures on proposed Lot 13 in accordance with the approved Proposed Reconfiguration of Lot 1 on B337100 number 51164 and dated 24/2/2012 (Amended in Red on 21 May 2012).	Prior to survey plan endorsement
3	Driveway access to Lot 1 Construct a concrete vehicular crossover between the kerb and channel in Cypress St and the boundary of proposed Lot 1 in accordance with <i>Capricornia Municipal Development Guideline</i> standard drawing CMDG-R-041.	Prior to the survey plan endorsement.
4	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 Central Highlands Regional Council's standards and ▪ management of contaminated soils (if required), including removal, treatment and replacement in accordance with site remediation plans prepared and approved 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 approved 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 commencing site works b) At all times during site works

CONDITION		TIMING
5	Water Reticulation Obtain approval from the Central Highlands Regional Council (CHRC) as the nominated assessing authority and connect proposed Lot 13 to the reticulated water supply system in accordance with CHRC current standards at no cost to the CHRC.	Prior to the survey plan endorsement.
6	Sewer Connection a) Submit to the ULDA engineering plans certified by a Registered Professional Engineer Queensland (RPEQ) detailing the extension of sewer to proposed Lot 13 in accordance with <i>Capricorn Municipal Development Guidelines</i> . b) Construct the works in accordance with the certified plans from part a) of this condition. c) Submit 'as-constructed' plans and an asset register to the ULDA for the completed works in a format acceptable to the Central Highlands Regional Council.	a) Prior to commencement of works b) Prior to survey plan endorsement c) Prior to survey plan endorsement
7	Stormwater Management Connect proposed Lot 13 to the existing stormwater system in accordance with the <i>Capricorn Municipal Development Guidelines</i> at no cost to the Council.	Prior to the survey plan endorsement
8	Footpath Construct for the full length of the Cypress Street frontage to proposed lots a 1.2m wide concrete footpath within the road reserve in accordance with <i>Capricorn Municipal Development Guidelines</i> .	Prior to the survey plan endorsement
9	Street Trees a) Plant one street tree within the road reserve that when mature will be a large canopy shade tree. b) Provide 12 months maintenance to the street trees commencing on receipt of written confirmation from central highlands Regional Council (CHRC) as the nominated assessing authority that works are satisfactory. c) On completion of the 12 months maintenance period, contact the CHRC to arrange an Off Maintenance inspection.	a) Prior to the survey plan endorsement b) As indicated c) As indicated

CONDITION		TIMING
10	Soil erosion and sediment control a) Submit to the ULDA Principal Engineer an Erosion and Sediment Control (ESC) Plan in accordance with <i>Isaac Regional Council standards</i> and the <i>ICEA Best Practice Erosion & Sediment Control – November 2008</i> where works are proposed in disturbed areas b) Implement the endorsed Erosion and Sediment Control Plan on site	a) Prior to commencing site works b) At all times during construction works
11	Electricity Submit to the ULDA written evidence that the applicant has entered into an agreement with an authorised electricity supplier (e.g. Ergon) to provide electricity services to each lot.	Prior to survey plan endorsement
12	Service conduits and 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 approved development.	Prior to survey plan endorsement
13	Telecommunications Submit to the ULDA an agreement with a telecommunication carrier to provide telecommunication services to each lot.	Prior to survey plan endorsement
14	Easements over infrastructure Public utility easements must be provided, in favour of and at no cost to Central Highlands Regional Council (CHRC) as the nominated assessing authority, over infrastructure located in private land that becomes contributed assets. The terms of the easements must be to the satisfaction of the CHRC's Chief Executive Officer.	Prior to survey plan endorsement
15	Repair damage to Kerb, Footpath or Road Repair to the satisfaction of the Central Highlands Regional Council as the nominated assessing authority 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 approved development.	Prior to the survey plan endorsement

CONDITION		TIMING												
16	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 will be equivalent to the charge that applies to the development under the Central Highlands Regional Council's <i>Adopted Infrastructure Charges Resolution (no.1) 2011</i>, 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 additional lots</th><th>Adopted Infrastructure Charge</th><th>Contribution</th></tr><tr><td>Reconfiguring a Lot</td><td>1</td><td>\$25,047.00</td><td>\$25,047.00</td></tr><tr><td>TOTAL</td><td></td><td></td><td>\$25,047.00*</td></tr></table> *Notes: • This charge will be adjusted each financial year in accordance with the three year rolling average of the Queensland Roads and Bridges Index. • The above Infrastructure Charges (IC) calculations may be subject to offsets where approved in writing by the ULDA.	Development type/product	No. of additional lots	Adopted Infrastructure Charge	Contribution	Reconfiguring a Lot	1	\$25,047.00	\$25,047.00	TOTAL			\$25,047.00*	Prior to the survey plan endorsement
Development type/product	No. of additional lots	Adopted Infrastructure Charge	Contribution											
Reconfiguring a Lot	1	\$25,047.00	\$25,047.00											
TOTAL			\$25,047.00*											

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.

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 commencement of any building work a Compliance Permit will be required from the Central Highlands Regional Council.

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.

Cultural heritage duty of care

All significant Aboriginal cultural heritage in Queensland is protected under the *Aboriginal Cultural Heritage Act 2003*, and penalty provisions apply for any unauthorized harm. Under the legislation a person carrying out an activity must take all reasonable and practical measures to ensure the activity does not harm Aboriginal Cultural Heritage. This applies whether or not such places are recorded in an official register and whether or not they are located in, on or under private land.

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.

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 ****