

ULDA Decision Notice

Site Address	21 Littlefield St, Blackwater
Real property description	Lot 52 on B33723
Type of approval	UDA development permit subject to conditions
Aspects of Development	Reconfiguring a Lot and associated Operational Work
Description of Proposal	Subdivision of 1 into 2 residential lots with an existing house and associated Operational Works (Driveway, Sewer Works, Stormwater Drainage Works, Footpath, Erosion and Sediment Control)
ULDA reference number	DEV2012/221
Decision date	06 June 2012
Currency period	4 years from Decision date

Drawings or Documents	Number	Plan or Document Date
Site Plan prepared by RPS	110894-1 SITE-01 Rev B	23/11/2011

PROJECT TEAM

Dou Ribu Senior Planner Development Assessment Urban Land Development Authority	David Elliott Principal Engineer Development Assessment Urban Land Development Authority
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CONDITIONS OF APPROVAL

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 survey plan endorsement
2	Complete all Operational and Building Works Complete all operational and building 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 survey plan endorsement
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	Driveway Access to Lot 502 Construct a concrete vehicular crossover between the kerb and channel in Littlefield St and the boundary of proposed Lot 502 in accordance with <i>Capricornia Municipal Development Guideline</i> standard drawing <i>CMDG-R-041</i> .	Prior to the survey plan endorsement.

CONDITION		TIMING
5	Water Reticulation Central Highlands Regional Council (CHRC) – Nominated Assessing Authority Obtain approval from the Central Highlands Regional Council (CHRC) as the Nominated Assessing Authority and connect proposed Lot 502 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 Connections a) Submit to the ULDA engineering plans certified by a Registered Professional Engineer Queensland (RPEQ) detailing the sewer connections to proposed Lots 501 and 502 in accordance with <i>Capricorn Municipal Development Guidelines</i>. b) Construct the works in accordance with the certified plans c) Submit 'as-constructed' plans to the ULDA for the completed works	a) Prior to commencement of works b) Prior to survey plan endorsement c) Prior to survey plan endorsement
7	Sewer Relocation - Lot 502 a) Submit to the ULDA engineering plans certified by a Registered Professional Engineer Queensland (RPEQ) detailing the required sewer relocation works within proposed Lot 502 in accordance with <i>Capricorn Municipal Development Guidelines</i> together with endorsement in writing from the Central Highlands Regional Council that the proposed works generally meet with their requirements b) Construct the works in accordance with the certified plans c) Submit 'as-constructed' plans to the ULDA for the completed works	a) Prior to commencement of works b) Prior to survey plan endorsement c) Prior to survey plan endorsement
8	Stormwater Management Connect proposed Lots 501 and 502 to the existing stormwater system in accordance with Central Highlands Regional Council current standards at no cost to the Council.	Prior to the survey plan endorsement
9	Footpath Construct for the full length of the Littlefield 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
10	Demolition Works Demolish or relocate all structures on proposed Lot 501 in accordance with the approved Site Plan prepared by RPS plan number 110894-1 SITE-01 Rev B dated 23/11/2011..	Prior to commencement of use

CONDITION		TIMING
11	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 Erosion and Sediment Control Plan on site	a) Prior to commencement of work b) During construction works
12	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; - 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 commencement of site works b) During site works
13	Electricity Submit to the ULDA written evidence of an agreement with an authorised electricity supplier to provide an underground electricity service to each lot.	Prior to the survey plan endorsement
14	Telecommunications Submit to the ULDA written evidence of an agreement with an authorised telecommunications supplier to provide an underground telecommunications service to Lots 501 and 502.	Prior to the survey plan endorsement

CONDITION		TIMING
15	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 approved development.	Prior to the survey plan endorsement
16	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 approved development.	Prior to the survey plan endorsement
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. 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 applicable charge is 1 lot x \$25,047 = \$25,047.00 <i>Note: The above Infrastructure Charges (IC) calculations may be subject to offsets for previous IC payments for the site with a written consent from the ULDA. Credit may be applied upon procurement of receipt of previous applicable infrastructure contributions.</i> <i>*The developer contributions will be adjusted each financial year for three year rolling average of the Queensland Roads and Bridges Index.</i>	Prior to the survey plan endorsement

STANDARD 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.

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 ****