

UDA Development Approval Package

Site address	271 Bedford Rd, Andergrove
Real property descriptions	Lots 4 and 5 on RP237606
Type of application	Reconfiguring a Lot
Description of proposal	Subdivision of 2 into 63 residential lots and new road with a Plan of Development
ULDA reference number	DEV2011/183
Decision	Approved with Conditions
Decision date	21 March 2012

Drawing or Document	Number	Plan or Document Date
Lot Reconfiguration Layout for Stage 4 (amended in Red)	ULD23_SK01 Rev 4	04.01.2011
Plan of Development for Stage 4 (amended in Red)	ULD23_SK02 Rev 9	07.11.2011
Lot Reconfiguration Layout for Stage 5 (amended in Red)	ULD23_SK01 Rev 5	02.09.2011
Plan of Development for Stage 5 (amended in Red)	ULD23_SK02 Rev 9	07.11.2011
WRM Water and Environment report Stormwater Management Plan Andergrove, Mackay	Report Number: 0678-01-C Revision No. 0	04 August, 2010.
BMD Consulting Engineering Report – ULDA Andergrove – Stage 4 & 5		August 2011
Type B - :Lot 2 - Sprout Garden Terrace (B) – Site & Location Plan (amended in red)	DD 01.01 Rev C	16.09.11
Type B - :Lot 2 - Sprout Garden Terrace (B) – Floor Plans (amended in red)	DD 02.01 Rev C	16.09.11
Type B - :Lot 2 - Sprout Garden Terrace (B) – Roof Plan & Legend (amended in red)	DD 02.02 Rev C	16.09.11
Type B - :Lot 2 - Sprout Garden Terrace (B) – Elevations	DD 03.01 Rev C	16.09.11
Type B - :Lot 2 - Sprout Garden Terrace (B) – Sections	DD 04.01 Rev C	16.09.11
Type C1 - :Lot3 - Stem Outlook Terrace (C) - Site & Location Plan (amended in red)	DD 01.01 Rev C	16.09.11
Type C1 - :Lot3 - Stem Outlook Terrace (C) – Floor Plans (amended in red)	DD 02.01 Rev C	16.09.11
Type C1 - :Lot3 - Stem Outlook Terrace (C) – Roof Plan & Legend (amended in red)	DD 02.02 Rev C	16.09.11
Type C1 - :Lot3 - Stem Outlook Terrace (C) – Elevations	DD 03.01 Rev C	16.09.11

Type C1 - :Lot3 - Stem Outlook Terrace (C) – Sections	DD 04.01 Rev C	16.09.11
Type C2 - Site & Location Plan (amended in red)	DD 01.01 Rev C	16.09.11
Type C2 – Floor Plans (amended in red)	DD 02.01 Rev C	16.09.11
Type C2 – Roof Plan & Legend (amended in red)	DD 02.02 Rev C	16.09.11
Type C2 – Lot 4 – Stem Outlook Terrace (C) – Elevations	DD 03.01 Rev C	16.09.11
Type C2 – Lot 4 – Stem Outlook Terrace (C) – Sections	DD 04.01 Rev C	16.09.11
Type E1 – Lot 06 – Sprout Garden Terrace (E1) – Site & Location Plan (amended in red)	DD 01.01 A	16.09.11
Type E1 – Lot 06 – Sprout Garden Terrace (E1) – Floor Plans (amended in red)	DD 02.01 A	16.09.11
Type E1 – Lot 06 – Sprout Garden Terrace (E1) – Roof Plan & Legend (amended in red)	DD 02.02 A	16.09.11
Type E1 – Lot 06 – Sprout Garden Terrace (E1) – Elevations	DD 03.01 A	16.09.11
Type E1 – Lot 06 – Sprout Garden Terrace (E1) – Sections	DD 04.01 A	16.09.11
Type E2 – Lot 07 – Sprout Garden Terrace (E2) – Site & Location Plan	DD 01.01 A	16.09.11
Type E2 – Lot 07 – Sprout Garden Terrace (E2) – Floor Plans (amended in red)	DD 02.01 A	16.09.11
Type E2 – Lot 07 – Sprout Garden Terrace (E2) – Roof Plan & Legend (amended in red)	DD 02.02 A	16.09.11
Type E2 – Lot 07 – Sprout Garden Terrace (E2) – Elevations	DD 03.01 A	16.09.11
Type E2 – Lot 07 – Sprout Garden Terrace (E2) – Sections	DD 04.01 A	16.09.11
Type E3 – Seedling Terraces – Site & Location Plan	DD 01.01 A	23.08.11
Type E3 – Seedling Terraces – Floor Plans	DD 02.01 A	23.08.11
Type E3 – Seedling Terraces – Roof Plan & Legend	DD 02.04 A	23.08.11
Type E3 – Seedling Terraces – Elevations	DD 03.01 A	23.08.11
Type E3 – Seedling Terraces – Sections A-A and B-B	DD 04.01 A	23.08.11
Type H1 – Single Storey Urban Lot – 7m x 14m – Site & Location Plan (amended in red)	DD 01.01 A	3.11.11
Type H1 – Single Storey Urban Lot – 7m x 14m – Floor Plans (amended in	DD 02.01 B	3.11.11

red)		
Type H1 – Single Storey Urban Lot – 7m x 14m – Roof Plan & Legend (amended in red)	DD 02.02 A	3.11.11
Type H1 – Single Storey Urban Lot – 7m x 14m – Elevations	DD 03.01 B	3.11.11
Type H1 – Single Storey Urban Lot – 7m x 14m – Sections	DD 04.01 A	3.11.11
Type H2 – Single Storey Urban Lot – 7.5m x 14m – Site & Location Plan (amended in red)	DD 01.01 B	3.11.11
Type H2 – Single Storey Urban Lot – 7.5m x 14m – Floor Plans (amended in red)	DD 02.01 B	3.11.11
Type H2 – Single Storey Urban Lot – 7.5m x 14m – Roof Plan & Legend (amended in red)	DD 02.02 A	3.11.11
Type H2 – Single Storey Urban Lot – 7.5m x 14m – Elevations	DD 03.01 C	3.11.11
Type H2 – Single Storey Urban Lot – 7.5m x 14m – Sections	DD 04.01 A	3.11.11
4.5m Terrace – Site & Location Plan	DD 01.01 H	22.12.11
4.5m Terrace – Floor Plan	DD 02.01 H	22.12.11
4.5m Terrace – Roof Plan & Legend	DD 02.02 H	22.12.11
4.5m Terrace – Elevations	DD 03.01 H	22.12.11
4.5m Terrace – Sections	DD 04.01 H	22.12.11

PROJECT TEAM

Karina McGill Planner Development Assessment Urban Land Development Authority	David Elliott Principal Engineer Development Assessment Urban Land Development Authority	Marcus Bloor Environmental Planner Urban Land Development Authority
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CONDITIONS		TIMING
1	Carry out the approved development Carry out the approved development generally in accordance with the approved plans/drawing and/or documents.	Prior to survey plan endorsement
2	Complete all Operational Works Complete all operational work associated with this development approval, including work required by any of the following conditions. Such operational work is to be carried out generally in accordance with the approved plans.	Prior to survey plan endorsement

CONDITIONS		TIMING
3	Contaminated Land a) Land subject to contamination is to be remediated in accordance with the Department of Environment and Resource Management's (DERM) <i>Draft Guidelines for the Assessment & Management of Contaminated Land in Queensland</i>. b) Submit to the ULDA a Suitability Statement obtained from DERM removing the site from the Environmental Management Register (EMR).	a) Prior to commencement of site works for each stage b) Prior to survey plan endorsement for each stage
4	Vegetation Clearing a) Survey and stake the boundary of the site works of a 'fauna-friendly' design, which allows native fauna to leave the disturbed area, is to be utilised. b) Submit to the ULDA Environmental Officer written evidence that part a) of this condition has been satisfied. c) No clearing of vegetation is permitted outside of the staked boundary area. d) Any damage to vegetation outside of the boundary is to be rehabilitated at the contractor's expense. e) Vegetation located within the staked boundary area is to be cleared in a manner that serves to avoid injury or harm to arboreal and avian fauna. Habitat trees are to be identified and marked with highly visible flagging tape. An appropriately qualified spotter-catcher ("spotter") is to be present on site during the felling of all identified habitat trees. f) Where practicable, hollow bearing limbs should be removed from felled trees and relocated into areas nominated for retention to provide additional habitat resources for native fauna in these areas. g) Cleared vegetation areas are not to result in the spread of weeds within the site. All weed matter will, following removal and/or control efforts, be removed from the site for disposal at a suitable facility or burnt on-site in consultation with the Queensland Fire and Rescue Service.	a) Prior to commencement of vegetation clearing b) Prior to commencement of vegetation clearing c) At all times during site works d) Prior to sealing of survey plan e) At all times during vegetation clearing f) At all times during vegetation clearing g) As indicated
5	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	a) Prior to commencement of site works

CONDITIONS		TIMING
	construction hours of work - management of dust generated from the site during and outside construction work hours including the stabilisation of exposed soils; - management of sedimentation and erosion which complies with management of groundwater and surface water collection, treatment and disposal in accordance with <i>Mackay Regional Council's Planning Scheme Engineering Design Guidelines</i> - management of Acid Sulfate Soils in accordance with management plans prepared 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.	b) At all times during site works
6	Water Supply Reticulation a) Submit to the ULDA Principal Engineer for approval detail engineering drawings for the water reticulation system certified by a Registered Professional Engineer of Queensland (RPEQ).in accordance with "<i>Mackay City Council – Water Supply Water Supply Design - 2008</i>" b) Construct the works in accordance with the approved plans. c) Upon completion of the works provide to the ULDA "As Constructed" plans including an asset register, checked by a Registered Professional Engineer Queensland (RPEQ-Civil), certifying that the works have been completed in accordance with commonly accepted and appropriate AUS/NZ standards.	a) Prior to the commencement of site works b) Prior to survey plan endorsement c) Prior to survey plan endorsement
7	Service, meter assembly & meter box Provide a water service, approved meter assembly and meter box to the boundary of all proposed lots in accordance with the <i>Mackay Regional Council's Planning Scheme Engineering Design Guidelines</i>.	Prior to survey plan endorsement
8	Sewerage Reticulation a) Submit to the ULDA Principal Engineer for approval detail engineering drawings for the water reticulation system certified by a Registered Professional Engineer of Queensland (RPEQ).in	a) Prior to the commencement of site works

CONDITIONS		TIMING
	accordance with "Mackay City Council – Water Supply Sewer Design - 2008" b) Construct the works in accordance with the approved plans. c) Upon completion of the works provide to the ULDA "As Constructed" plans including an asset register, checked by a Registered Professional Engineer Queensland (RPEQ-Civil), certifying that the works have been completed in accordance with commonly accepted and appropriate AUS/NZ standards	b) Prior to survey plan endorsement c) Prior to survey plan endorsement
9	Stormwater Quality a) Submit to the ULDA Principal Engineer for approval detailed plans certified by a Registered Professional Engineer Queensland (RPEQ) demonstrating the stormwater quality works for Stage 4 & 5 are generally in accordance with the approved <i>WRM Water and Environment report Stormwater Management Plan Andergrove, Mackay dated 4th August, 2010</i>. b) Construct works in accordance with the approved plans c) Upon completion of the works submit to the ULDA "As Constructed" plans including an asset register in accordance with Mackay Regional Council's Planning Scheme <i>Engineering Design Guidelines</i>, certified by a Registered Professional Engineer Queensland (RPEQ-Civil).	a) Prior to the commencement of site works b) Prior to survey plan endorsement c) As indicated
10	Stormwater Reticulation a) Submit to ULDA Principal Engineer for approval designs and hydraulic calculations for the proposed stormwater drainage system checked and certified by a Registered Professional Engineer Queensland (RPEQ) in accordance with <i>Mackay Regional Council's Planning Scheme Engineering Design Guidelines</i>. The application and design needs to demonstrate the following. - The underground stormwater pipe system is to take the minor storm flow for a minimum ARI 5 year rainfall event without surcharge and demonstrate that overland flow paths are provided for up to ARI 100 year runoff events clear of allotments and with suitable depth and velocity so as not to be a hazard to people or property. - Stormwater drainage system within Bedford Road adjoining the estate shall fully contain the Q5 event. Critical flows between Q5-Q100 are to be assessed and adequate flow corridors determined. All proposed and existing lots in Bedford Road in	a) Prior to commencement of site works

CONDITIONS		TIMING
	the region of the proposed development to have flood immunity in the Q100 event. b) Construct the works in accordance with the approved plans c) Upon completion of the works provide to the ULDA "As Constructed" plans including an asset register, checked by a Registered Professional Engineer Queensland (RPEQ-Civil), certifying that the works have been completed in accordance with Mackay Regional Council's <i>Planning Scheme Engineering Design Guidelines</i> and in accordance with part (a) of this condition.	b) Prior to survey plan endorsement c) Prior to survey plan endorsement
11	Flood Management a) Submit to the ULDA for approval detailed plans showing works for Stage 4 & 5 as detailed in <i>WRM Water and Environment report Stormwater Management Plan Andergrove, Mackay dated 4th August, 2010</i>. b) Construct works as detailed on the approved plans. c) Upon completion of the works submit to the ULDA "As Constructed" plans including an asset register in accordance with Mackay Regional Council's <i>Planning Scheme Engineering Design Guidelines</i>, certified by a Registered Professional Engineer Queensland (RPEQ-Civil).	a) Prior to the commencement of works on site b) Prior to survey plan endorsement c) Prior to survey plan endorsement
12	Filling and Excavation a) Earthworks are to be undertaken generally in accordance with approved <i>BMD Consulting Engineering Report – ULDA Andergrove – Stage 4 & 5 dated August 2011</i>. b) Submit certification from a Registered Professional Engineer Queensland (RPEQ) specialising in geotechnical engineering stating that all constructed cut/fill batters and/or retaining structures have achieved adequate stability with a factor of safety greater than 1.5 and that all cut and fill operations have been carried out in accordance with AS3798 and any unsuitable material encountered has been treated or replaced with suitable replacement material.	a) At all times during earthworks b) Prior to survey plan endorsement
13	Roads and Parking Areas a) Submit for approval to the ULDA engineering design/ construction drawings, checked and certified by a Registered Professional Engineer of Queensland (RPEQ-Civil generally in accordance with Mackay Regional Council's 'Geometric Road Design' guidelines, Stage 4 - Lot Reconfiguration Layout Plan ULD23_SK01 Rev 4 dated 4/01/11 (As Amended in Red) and Stage 5 –Lot Reconfiguration Layout Plan ULD23_SK01 Rev 5 dated 2/09/11 (As Amended in Red).	a) Prior to the commencement of road works

CONDITIONS		TIMING
	b) Construct the works in accordance with the approved plans to Mackay Regional Council standards. c) Submit to the ULDA certification from an RPEQ (Civil) that all roads and associated works (e.g. stormwater drainage, kerb and channel, concrete footpaths, signage, traffic islands) have been constructed in accordance with part a) of this condition.	b) Prior to survey plan endorsement c) Prior to the commencement of use
14	Street Lighting Design and install a street lighting system (including connections and energising) to all roads within and bounding the subdivision and to all footpaths/bikeways within road reserves and parks associated with the subdivision at no cost to Council. The design and construction of the street lighting system must: • be in accordance with Mackay Regional Council's <i>Planning Scheme Engineering Design Guidelines</i>. • meet the relevant requirements of the electricity supplier • be acceptable to the electricity supplier as 'Rate 2 Public Lighting'	Prior to survey plan endorsement
15	Footpaths a) Construct footpaths in accordance with BMD Consulting report <i>Engineering Report ULDA Andergrove - Stage 4 & 5 dated August 2011</i> and Mackay Regional Council's <i>Planning Scheme Engineering Design Guidelines</i>. b) Upon completion of the works submit to the ULDA "As Constructed" plans including an asset register in accordance with Mackay Regional Council's <i>Planning Scheme Engineering Design Guidelines</i> and certified by a Registered Professional Engineer Queensland (RPEQ-Civil).	a) Prior to survey plan endorsement b) Upon completion of the works
16	Electricity Submit to the ULDA either: a) written evidence from Ergon demonstrating that existing underground low-voltage electricity supply is available to the newly created lots or b) 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 survey plan endorsement
17	Telecommunications Enter into an agreement with a telecommunication carrier to provide underground telecommunication services to each new lot within proposed subdivision.	Prior to survey plan endorsement
18	Service Conduits & Mains	Prior to survey plan endorsement

CONDITIONS		TIMING
	Supply and install all service conduits and meet the cost of any alterations to public utility mains, existing mains, services or installations required in association with the approved development in accordance with Mackay Regional Council's <i>Planning Scheme Engineering Design Guidelines</i> .	
19	Install Fire Hydrants Install fire hydrants in the perimeter Road 2 between housing and retained bushland in accordance with Mackay Regional Council's <i>Planning Scheme Engineering Design Guidelines</i> .	Prior to survey plan endorsement
20	Landscape Works a) Submit to the ULDA for approval a Landscape Plan for all public landscaped areas. The plan should be certified by a qualified and experienced landscape architect (AILA). b) Provide public landscape works including street trees and landscaping generally in accordance with the approved Landscape Plan. c) Provide 12 months maintenance to the landscaping and street trees commencing on receipt of written confirmation from the ULDA that planting is satisfactory. d) Obtain from the ULDA written confirmation that the landscaping has been maintained to a satisfactory standard.	a) Prior to endorsement of survey plan b) As indicated c) As indicated d) At the conclusion of the 12 months maintenance period
21	Dedication of Land fronting Bedford Road - Mackay Regional Council as a Nominated Assessing Authority Dedicate to Mackay Regional Council a 4 metre wide land strip along the eastern boundary, fronting Bedford Road to increase the existing Bedford Road reserve from 20m to 24m.	Prior to endorsement of survey plan
22	Affordable Housing Submit to the ULDA evidence of how across the entire UDA: - a minimum of 60% of all dwellings for purchase at or below the medium house price for Mackay will be delivered and - minimum of 50% of all dwellings available to purchase or rent to low to moderate income households for Mackay will be delivered.	Prior to endorsement of survey plan

CONDITIONS		TIMING
23	Infrastructure Contributions Pay to the Urban Land Development Authority a monetary contribution towards the cost of the provision of essential infrastructure. The contribution will be calculated at the time of payment as follows: The contribution will be equivalent to the charge that would have applied to the development under the <i>Mackay Regional Council's Contribution Policies Indexed Contribution Rates (ICR)</i> in place and at the time of declaration of the Urban Development Area (UDA), reviewed on 1 July each year and increased by the amount calculated by multiplying the Infrastructure Contribution applying immediately preceding the relevant Review Date by the annual compounding average for the Queensland Roads and Bridges Construction Index for the preceding five (5) calendar years.	Prior to endorsement of survey plan

Standard Advice

Mackay Regional Council (MRC) as a Nominated Assessing Authority

For any conditions in this package that require the consideration of MRC, you will need to submit the relevant forms, plans and/or reports and fee to the MRC. When satisfied that the condition has been met, the MRC will issue a response in the manner required by the condition/s (e.g. a letter of endorsement or authorisation or a permit).

Noise and Dust Emissions

You are advised that all development involving the emission of noise and dust from building/construction activities requires that such emissions be in accordance with the requirements of the *Environmental Protection Act 1994*.

Pursuant to Division 3 Section 440R of the Act, 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 ****