

UDA Development Approval Package

Site Address	17 – 19 MacKenzie Street, Blackwater
Real property description	Lots 2 – 3 on RP608877
Type of approval	Material Change of Use
Description of proposal	Short term accommodation – 11 dwelling units (motel)
ULDA reference number	DEV2011/181
Decision date	30 March 2012
Currency period	4 years from Decision date

Approved Drawings or Documents	Number	Plan or Document Date
Site Plan (Amended in red)	A101 P	7 November 2011
Site Elevations	A102 P	7 November 2011
Floor Plan – Unit Type A	A201 C	7 November 2011
Floor Plan – Unit Type B	A202 C	7 November 2011
Elevations – Unit Type 1A	A301 D	7 November 2011
Elevations – Unit Type 1B	A302 E	7 November 2011
3D Perspectives	A401 D	7 November 2011
Floor Framing Plans	A501 C	7 November 2011
Floor Framing Details – Units 1A & 1B	A502 C	7 November 2011
Floor Framing Details – 3D Units 1A & 1B	A503 C	7 November 2011
Figure 1 – Proposed amended layout		

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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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 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 the commencement of use
3.	Detailed Landscape Plan a. Submit to the ULDA for approval a detailed Landscape Plan including all private open space and driveway treatments generally in accordance with the approved Site Plan A101 P (Amended in Red) dated 07/11/11 certified by a qualified (AILA) landscape architect. Landscape plan is to demonstrate:	Prior to commencement of use and then to be maintained

	CONDITION	TIMING
	▪ Selected species and fencing does not block visual surveillance to adjacent footpaths ▪ Trees have a minimum maturity height of 6m ▪ Shrubs have a minimum maturity height of 2m ▪ Selected species are drought tolerant and low maintenance ▪ Existing contours and proposed finished levels for earthwork ▪ Location of existing and proposed services ▪ Maximisation of soft landscape treatments ▪ Location, species botanical name, pot size, numbers and mature height of all proposed planting ▪ Driveway treatment minimises hardstand area and contributes positively to the development and minimises visual impact of driveway. ▪ Footpath to be constructed for the full length of the property 1.8 metres wide within the council road reserve in accordance with Capricorn Municipal Development Guidelines b. On completion of the landscape works, submit to the ULDA written certification from a qualified (AILA) landscape architect that the completed landscaping complies with part a) this condition.	
4.	Streetscape Works a) Submit to the ULDA for approval a detailed streetscape plan certified by a suitably qualified landscape architect for the MacKenzie Street frontage. The landscape plan shall include a 1.8m wide footpath, street trees and other plantings. The street tree 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. b) Maintain the street trees for a period of 12 months	a) Prior to commencement of use b) From date of planting
5.	Advertising Devices Submit to the Central Highlands Regional Council for approval any proposed signage or advertising device, in accordance with Division 8: Schedule A in the Development Design Code of the Daringa Planning Scheme.	Prior to commencement of use
6.	Fencing Construct boundary fencing generally as shown on Site Plan A101 P (Amended in Red) dated 07/11/11. ▪ rear and side solid boundary fencing that does not exceed 1.8m in height; ▪ internal screen fencing within the development as shown on the approved plan and ▪ Fencing on road frontages must not exceed 1.5m in height and 50% transparency.	Prior to commencement of use and to be maintained
7.	Soil Erosion and Sediment Control	

CONDITION		TIMING
	a. Submit to the ULDA an Erosion and Sediment Control (ESC) Plan in accordance with <i>Capricorn Municipal Development Guidelines</i>. Plan 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
8.	Stormwater Management a) Submit to the ULDA Principal Engineer for approval detailed engineering plans and hydraulic calculations checked and certified by a Registered Professional Engineer Queensland (RPEQ- Civil) for stormwater reticulation. The design shall include details on: • The measures to be implemented to ensure that there is no-worsening in terms of stormwater quantity or quality from on-site generated flows; b) Construct stormwater infrastructure and connect to the lawful point of discharge in accordance with the approved plans c) Upon completion of the works provide to the ULDA in a format acceptable to the <i>Central Highlands Regional Council</i> "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 part b) of this condition.	a) Prior to commencement of work b) Prior to the commencement of use c) Prior to the commencement of use
9.	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 MacKenzie Street, whichever is the higher.	Prior to the commencement of use
10.	Outdoor Lighting Design outdoor lighting to minimise 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
11.	Refuse Management Enter into an agreement with the Central Highlands Regional Council to provide a waste collection service to the development.	Prior to the commencement of use and to be maintained
12.	Car parking and access Internal driveway and car parking areas are to be constructed, sealed and line marked in accordance with <i>AS2890.1: Parking Facilities – Off Street Parking</i> and the <i>Capricorn Municipal Development Guidelines Std Dwg SD-R-041 Rev C</i>.	Prior to the commencement of use and to be maintained

	CONDITION	TIMING
13.	Water Connection Central Highlands Regional Council – Nominated Assessing Authority a. Submit for approval of the Chief Executive Officer, or delegate of the Central Highlands Regional Council's (CHRC) the water supply layout showing extension of the network to the site and connection to the site in accordance with CHRC current standards. 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. b. Construct works in accordance with the approved plans. c. Submit certified As-constructed drawings and information in accordance with ULDA & CHRC requirements, certifying that the works have been completed in accordance with the approved drawings and CHRC adopted standards, for approval by CHRC prior to 'On-maintenance' d. Connect to CHRC's reticulated water supply system. The connection is to be inspected and approved by the CHRC.	a. Prior to commencement of work b. Prior to commencement of use c. Prior to commencement of use d. Prior to commencement of use
14.	Sewer Connection Central Highlands Regional Council – Nominated Assessing Authority a. Submit for approval of the Chief Executive Officer, or delegate of the Central Highlands Regional Council's (CHRC) the sewer layout including the connection to the reticulated sewerage system in accordance with the CHRC's current standards. b. Construct works in accordance with the approved plans c. Submit certified As-constructed drawings and information in accordance with ULDA & CHRC requirements, certifying that the works have been completed in accordance with the approved drawings and CHRC adopted standards, for approval by CHRC prior to 'On-maintenance'.	a. Prior to commencement of work b. Prior to commencement of use c. Prior to commencement of use
15.	Easements over infrastructure Public utility easements must be provided, in favour of and at no cost to <i>Central Highlands Regional Council</i> for stormwater infrastructure located in private land that becomes contributed assets.	Prior to commencement of use
16.	Service Conduits & Mains	

CONDITION		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 connection with the approved development.	Prior to commencement of use
17.	Driveway Access Central Highlands Regional Council (CHRC) – Nominated Assessing Authority Construct concrete driveway access off MacKenzie Street in accordance with the requirements of the Capricornia Municipal Development Guidelines Standard Drawing <i>SD-R-041 Rev C</i>.	Prior to commencement of use
18.	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
19.	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
20.	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 work b. Prior to commencement of use c. Prior to commencement of use

CONDITION		TIMING									
21.	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 below has been calculated in accordance with Central Highlands Regional Council's "<i>Adopted Infrastructure Charges Resolution(No 1) 2011 for Duaringa Shire 2007</i>", adopted by CHRC General Meeting dated 1 August 2011. <table><tr><th>Development Use</th><th>Methodology</th><th>Contribution</th></tr><tr><td>Residential</td><td>11 off – 1 b/r units (short term accommodation) @ \$10,000 per unit</td><td>\$110,000</td></tr><tr><td>TOTAL</td><td></td><td>\$110,000</td></tr></table> <i>Note: The above Infrastructure Charges (IC) calculations are subject to offsets for previous IC payments for the site. Credit will be applied upon procurement of receipt of previous applicable infrastructure contributions.</i> *The developer contributions will be adjusted each financial year for three year rolling average of the Queensland Roads and Bridges Index.	Development Use	Methodology	Contribution	Residential	11 off – 1 b/r units (short term accommodation) @ \$10,000 per unit	\$110,000	TOTAL		\$110,000	Prior to commencement of use
Development Use	Methodology	Contribution									
Residential	11 off – 1 b/r units (short term accommodation) @ \$10,000 per unit	\$110,000									
TOTAL		\$110,000									

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

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.

Any construction work out of these hours, including Sundays and public holidays must have the prior written consent of the Chief Executive Officer, Central Highlands Regional Council.

Location of Service Equipment

All service equipment, including air-conditioning units, waste disposal units (bins) and lighting must be located so as not to cause a nuisance to the occupants of adjoining and neighbouring premises and maintained at all times after commencement of use.

Published Standards

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 ****