

UDA Development Approval Package

Site Address	17 Umbrella St, Blackwater
Real property description	Lot 12 on B337100
Type of approval	UDA development approval subject to conditions
Aspects of development	Material Change of Use and associated operational works
Description of proposal	Multiple Residential (3 dwelling units)
ULDA reference number	DEV2011/176
Decision date	22 December 2011
Currency period	4 Years from Decision date

Approved Drawings or Documents	Number	Plan or Document Date
Notes	11-2423 Sheet 2 Rev C	07/11/11
Site Plan	11-2423 Sheet 2 Rev C	07/11/11
Unit 1 Ground Floor	11-2423 Sheet 3 Rev C	07/11/11
Unit 1 First Floor	11-2423 Sheet 4 Rev C	07/11/11
Unit 2 & 3 Ground Floor	11-2423 Sheet 5 Rev C	07/11/11
Unit 2 & 3 First Floor	11-2423 Sheet 6 Rev C	07/11/11
Unit 1 Elevations 1	11-2423 Sheet 7 Rev C	07/11/11
Unit 1 Elevations 2	11-2423 Sheet 8 Rev C	07/11/11
Unit 2 & 3 Elevations 3	11-2423 Sheet 9 Rev C	07/11/11
Unit 2 & 3 Elevations 2	11-2423 Sheet 10 Rev C	07/11/11
Unit 1 Electrical	11-2423 Sheet 11 Rev C	07/11/11
Ground Floor Units 2 & 3 Electrical	11-2423 Sheet 12 Rev C	07/11/11
First Floor Units 2 & 3 Electrical	11-2423 Sheet 13 Rev C	07/11/11
Ground Brace	11-2423 Sheet 14 Rev C	07/11/11
First Brace	11-2423 Sheet 15 Rev C	07/11/11

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 accordance with the approved plans.	Prior to the commencement of use

CONDITION	TIMING
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. Fixed Screening to Side and Rear Elevations Apply fixed, external privacy screens or fixed obscure glazing to all side and rear windows at a sill height less than 1.5 metres above floor level or to the sides of all balconies/verandas.	Prior to commencement of use and then to be maintained
6. Detailed Landscape Plan and Streetscape 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 11-2423 Sheet 2 Rev C dated 07/11/11 certified by a qualified (AILA) landscape architect. Landscape plan is to demonstrate: ▪ Selected species and fencing does not block visual surveillance to adjacent footpaths ▪ Fencing and treatments of private courtyards ▪ 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 1.5 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.	a. Prior to the commencement of use b. Prior to the commencement of use for each lot

CONDITION	TIMING
7. Street Trees Central Highlands Regional Council (CHRC) – Nominated Assessing Authority Plant street trees in the road reserve between the site and the kerb of Umbrella St 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. Soil Erosion and 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. At all times during construction works
10. Stormwater Drainage a. Submit to the ULDA a Stormwater Management Report 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 CHRC guidelines without impact upon other properties. b. 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 Umbrella Street in accordance with design and construction criteria contained in the Capricorn Municipal Development Guidelines c. Submit to the ULDA certification by Registered Professional Engineer Qld (RPEQ) that the development has been constructed in accordance with the Stormwater Management Report.	a. Prior to commencement of work b. Prior to commencement of use and to be maintained c. Prior to commencement of use
11. 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 Umbrella Street, whichever is the higher.	Prior to the commencement of use and to be maintained
12. Outdoor Lighting	Prior to the commencement of

CONDITION	TIMING
Minimise outdoor lighting to reduce 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>.	use and to be maintained
13. Refuse Collection Central Highlands Regional Council (CHRC) – Nominated Assessing Authority Enter into an agreement with the Central Highlands Regional Council 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
14. Car parking and access Internal driveway is to be constructed, sealed and line marked in accordance with <i>AS2890.1:2004 Parking Facilities – Off Street Parking</i>.	Prior to the commencement of use and to be maintained
15. Water Connection Central Highlands Regional Council (CHRC) – Nominated Assessing Authority a. Submit for approval by 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 generally in accordance with part a. of this condition at no cost to ULDA or CHRC. c. Submit for approval of the CHRC certified As-constructed drawings and information in accordance with CHRC requirements, certifying that the works have been completed in accordance with the approved drawings and CHRC adopted standards. d. Obtain approval from the CHRC to connect to CHRC's reticulated water supply system.	a. Prior to commencement of work b. Prior to commencement of use c. Prior to 'On maintenance' inspection by the CHRC d. Prior to 'Off maintenance inspection' by the CHRC
16. Sewer Connection Central Highlands Regional Council (CHRC) – Nominated Assessing Authority a. Submit for approval by the Chief Executive Officer, or delegate of the Central Highlands Regional Council's (CHRC) the sewer layout including connection branches in accordance with CHRC's current standards. b. Construct works generally in accordance with part a. of this condition at no cost to ULDA or CHRC.	a. Prior to commencement of work b. Prior to commencement

CONDITION	TIMING
c. Submit for approval of the CHRC certified As-constructed drawings and information in accordance with CHRC requirements, certifying that the works have been completed in accordance with the approved drawings and CHRC adopted standards. d. Obtain approval from the CHRC to connect to CHRC's reticulated sewerage system.	of use c. Prior to 'On maintenance' inspection by the CHRC d. Prior to 'Off maintenance inspection' by the CHRC
17. 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
18. External Roadworks, Drainage & Footpath a. Design verge driveway crossover slab to the requirements of the <i>Capricornia Municipal Development Guidelines</i> standard drawing <i>CMDG-R-041 Rev C</i> b. Design stormwater connections to the kerb and channel or underground drainage system to the requirements of <i>Capricornia Municipal Development Guidelines</i>. c. Design 1.2m wide footpath along the lot frontage to the requirements of the <i>Capricornia Municipal Development Guidelines</i> d. Construct works generally in accordance with parts a., b. & c. of this condition. e. Submit to the ULDA As-constructed drawings and certification from an RPEQ (Civil) in accordance with ULDA & CHRC requirements, that the works have been completed in accordance with the parts (a), (b) & (c) of this condition.	a. Prior to commencement of work b. Prior to commencement of work c. Prior to commencement of work d. Prior to commencement of use e. 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
20. Electricity Submit to the ULDA either: ▪ written evidence demonstrating that existing underground low-	Prior to commencement of use

CONDITION		TIMING																				
	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.																					
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																				
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>1 bedroom dwelling</td><td>0</td><td>\$10,000</td><td>N/A</td></tr><tr><td>2 bedroom dwelling</td><td>1</td><td>\$14,500</td><td>\$14,500.00</td></tr><tr><td>3 bedroom dwelling</td><td>2</td><td>\$25,000</td><td>\$50,000.00</td></tr><tr><td>TOTAL</td><td></td><td></td><td>\$64,500.00</td></tr></table> *The developer contributions will be adjusted each financial year for three year rolling average of the Queensland Roads and Bridges Index.	Development type/product	No. of units	Adopted Infrastructure Charge	Contribution	1 bedroom dwelling	0	\$10,000	N/A	2 bedroom dwelling	1	\$14,500	\$14,500.00	3 bedroom dwelling	2	\$25,000	\$50,000.00	TOTAL			\$64,500.00	Prior to commencement of use
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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

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 ****

