

ULDA Decision Notice

Site Address	73 Arthur St, Blackwater
Real property description	Lot 39 on B33785
Type of development	UDA development approval subject to conditions
Aspects of Development	Material Change of Use & associated Operational Works
Description of Proposal	2 Multiple residential dwellings and associated operational works
ULDA reference number	DEV2011/162
Decision date	2 December 2011
Currency period	4 years from Decision date

Drawings or Documents	Number	Plan or Document Date
Proposed Dwelling Site Plan Sheet 5 of 6 prepared by Rockhampton Drafting Services (amended in red)	2011-0085 Rev B	17 November 2011
Existing Dwelling Floor Plan Sheet 1 of 7 prepared by Rockhampton Drafting Services	2011-0085 Rev A	5 October 2011
Proposed Dwelling Floor Plan Sheet 1 of 6 prepared by Rockhampton Drafting Services	2011-0085 Rev A	4 October 2011
Proposed Dwelling Elevations Sheet 2 of 6 prepared by Rockhampton Drafting Services	2011-0085 Rev B	17 November 2011

PROJECT TEAM

Matt Toon Principal Planner Development Assessment Urban Land Development Authority	David Elliott Principal Engineer Development Assessment Urban Land Development Authority
---	--

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 commencement of use
2 Complete all Operational Works Complete all 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 commencement of use
3 Fencing Construct boundary fencing generally as shown on RDS Plan Sheet 5 of 6 2011-0085 Rev B amended in red. - rear and side solid boundary fencing that does not exceed 1.8m in height; - internal screen fencing within the development as shown	Prior to commencement of use and to be maintained

CONDITION	TIMING
- on the approved plan and - Fencing on road frontages must not exceed 1.5m in height or 50% transparency.	
4 Detailed Landscape Plan a) Submit to the ULDA a detailed Landscape Plan including all private open space and driveway treatments 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 and shrubs have a mature height of between 2m and 6m - Selected species are drought tolerant and low maintenance - Existing contours and proposed finished levels for earthwork - Location of existing and proposed services - The minimisation of hard and the 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. - Appropriate landscape treatment along the northern boundary to provide screening of the driveway. 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 approval of Building Works b) Prior to the commencement of use for each lot
5 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 for each lot b) Prior to the commencement of use for each lot
6 Driveway Access Central Highlands Regional Council – Nominated Assessing Authority Construct driveway to the proposed new dwelling between the kerb and channel and the property boundary in accordance with <i>Capricornia Municipal Development Guidelines standard drawing SD-R-042, Rev C.</i>	Prior to commencement of use.

CONDITION		TIMING
7	Water Reticulation Central Highlands Regional Council – Nominated Assessing Authority Obtain approval from the CHRC and connect proposed dwelling via a separate meter to the reticulated water supply system in accordance with CHRC current standards at no cost to Council.	Prior to commencement of use.
8	Sewer Connection Central Highlands Regional Council (CHRC) – Nominated Assessing Authority Obtain approval from the CHRC and connect proposed dwelling to the reticulated sewerage system in accordance with CHRC current standards at no cost to Council.	Prior to commencement of use
9	Stormwater Management a) Submit to ULDA Principal Engineer for approval detailed engineering plans certified by a Registered Professional Engineer Queensland (RPEQ) showing the stormwater reticulation including connection details into the existing stormwater system in accordance with the <i>Capricornia Municipal Development Guidelines</i> . b) Connect proposed new dwelling to the existing Central Highlands Regional Council (CHRC) stormwater system in accordance with CHRC current standards and at no cost to the CHRC.	a) Prior to commencement of site works b) Prior to commencement of use
10	Footpath Central Highlands Regional Council (CHRC) – Nominated Assessing Authority Construct for the full length of the 73 Arthur Street frontage, a 1.5m wide concrete footpath within the road reserve in accordance with <i>Capricorn Municipal Development Guidelines</i> .	Prior to commencement of use
11	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
12	Outdoor Lighting Design outdoor lighting to minimise light spill in the adjacent residential properties 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
13	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	Prior to commencement of work

CONDITION		TIMING
	Engineer Qld (RPEQ-Civil) or Certified Professional in Erosion and Sediment Control (CPESC). b) Implement the Erosion and Sediment Control Plan on site	During construction works
14	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
15	Electricity Submit to the ULDA written evidence of an agreement with an authorised electricity supplier (eg ERGON) to provide an underground electricity service to the proposed dwelling.	Prior to the commencement of use
16	Telecommunications Submit to the ULDA written evidence of an agreement with an authorised telecommunications supplier to provide an underground telecommunications service to the proposed dwelling.	Prior to the commencement of use
17	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 commencement of use
18	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 commencement of use

CONDITION	TIMING				
19 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 the Decision date. The developer contributions will be indexed each year by the three year rolling average of the Queensland Roads and Bridges Index. The current contribution has been calculated in accordance with Central Highlands Regional Council's <i>Adopted Infrastructure Charges Resolution (no.1) 2011</i> which are as follows: <i>Adopted Infrastructure Charge Material Change of Use (All Land Uses) Blackwater</i> <table border="1" data-bbox="320 712 1106 842"> <tr> <th><i>Development for which an adopted infrastructure charge may apply</i></th><th><i>Local Government adopted infrastructure charges</i></th></tr> <tr> <td>3 or more bedroom dwelling</td><td>\$25,000</td></tr> </table> Total charge for 2011/2012 financial year = \$25,000.00	<i>Development for which an adopted infrastructure charge may apply</i>	<i>Local Government adopted infrastructure charges</i>	3 or more bedroom dwelling	\$25,000	Prior to commencement of use.
<i>Development for which an adopted infrastructure charge may apply</i>	<i>Local Government adopted infrastructure charges</i>				
3 or more bedroom dwelling	\$25,000				

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 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. For all enquiries regarding these conditions please contact the CHRC.

Dial Before You Dig

'Dial Before You Dig' enquiries are the responsibility of the developer. CHRC and ULDA accept no responsibility for any issue arising from damage of services or conflicts between services.

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 ****