

ULDA Decision Notice

Site Address	26 Blackbutt St, Blackwater
Real property description	Lot 9 on B33744
Type of development	UDA development approval subject to conditions
Aspects of Development	Material Change of Use, Reconfiguring a Lot and Operational Work
Description of Proposal	Subdivision of 1 into 2 residential lots with a House on each small lot and associated operational works
ULDA reference number	DEV2011/155
Decision date	18 October 2011
Currency period	4 years from Decision date

Drawings or Documents	Number	Plan or Document Date
Subdivision Plan	02 / 10 Issue A	18 May 2011
Site Plan	03 / 10 Issue A	18 May 2011
Streetscape Elevation	03 / 10 Issue A	18 May 2011
Elevations	05 / 07 Issue A	08 September 2011
Elevations & Sections A-A	06 / 07 Issue A	08 September 2011

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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CONDITIONS OF APPROVAL

Reconfiguring a Lot and associated Operational Work – Subdivision of 1 into 2 residential lots

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 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 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 Lots 1 & 2 Central Highlands Regional Council (CHRC) – Nominated Assessing Authority	Prior to the survey plan endorsement.

CONDITION		TIMING
	Driveways between the kerb and channel and the property boundary are to be constructed in accordance with <i>Capricornia Municipal Development Guidelines standard drawing SD-R-042, Rev C</i> .	
5	Water Reticulation Central Highlands Regional Council (CHRC) – Nominated Assessing Authority Obtain approval from the CHRC prior to connecting proposed Lots 1 & 2 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 Connection Central Highlands Regional Council (CHRC) – Nominated Assessing Authority Obtain approval from the CHRC prior to connecting proposed Lots 1 & 2 to the reticulated sewerage system in accordance with CHRC current standards at no cost to the Council.	Prior to the survey plan endorsement
7	Stormwater Management Connect proposed Lots 1 and 2 to the existing stormwater system in accordance with CHRC current standards at no cost to the Council.	Prior to the survey plan endorsement
8	Footpath Central Highlands Regional Council (CHRC) – Nominated Assessing Authority Construct for the full length of Blackbutt Street frontages of proposed Lots 1 & 2, 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
9	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
10	Electricity Submit to the ULDA written evidence of an agreement with an authorised electricity supplier (eg ERGON) to provide an underground electricity service to each lot.	Prior to the survey plan endorsement
11	Telecommunications Submit to the ULDA written evidence of an agreement with an authorised telecommunications supplier to provide an underground	Prior to the survey plan endorsement

CONDITION		TIMING																																			
	telecommunications service to Lots 1 and 2.																																				
12	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																																			
13	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																																			
14	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 Reconfiguration of Lot – Additional Allotment Blackwater</i> <table><tr><th>Network</th><th>Infrastructure (Existing + Future)</th><th>Ultimate Demand</th><th>Adopted Charge</th><th>% of Total Adopted Charge</th></tr><tr><td>Sewerage</td><td>\$29,585,152</td><td>4544</td><td>\$6,511</td><td>26%</td></tr><tr><td>Water Supply</td><td>\$22,001,433</td><td>4583</td><td>\$4,801</td><td>19%</td></tr><tr><td>Transport (Roads)</td><td>\$29,549,739</td><td>4248</td><td>\$6,956</td><td>28%</td></tr><tr><td>Parks</td><td>\$17,633,645</td><td>3690</td><td>\$4,779</td><td>19%</td></tr><tr><td>Stormwater</td><td colspan="2">Based on Regulated Infrastructure Charge contained within methodology</td><td>\$2,000</td><td>8%</td></tr><tr><td>Total Calculated Charge (per Standard Residential Allotment)</td><td colspan="2"></td><td>\$25,047</td><td>100%</td></tr></table> One (1) additional allotments 1 x \$25,047.00 Total charge for 2011/2012 financial year = \$25,047.00	Network	Infrastructure (Existing + Future)	Ultimate Demand	Adopted Charge	% of Total Adopted Charge	Sewerage	\$29,585,152	4544	\$6,511	26%	Water Supply	\$22,001,433	4583	\$4,801	19%	Transport (Roads)	\$29,549,739	4248	\$6,956	28%	Parks	\$17,633,645	3690	\$4,779	19%	Stormwater	Based on Regulated Infrastructure Charge contained within methodology		\$2,000	8%	Total Calculated Charge (per Standard Residential Allotment)			\$25,047	100%	Prior to the survey plan endorsement
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Material Change of Use and associated Operational Work – 2 x Houses

CONDITION		TIMING
15	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
16	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 commencement of use
17	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
18	Energy and Water Efficiency a) Submit to the ULDA for approval written certification from a qualified energy and water efficiency specialist how the energy and water efficient features employed in the development exceeds the following standards which includes but not limited to: ▪ Minimum energy efficiency requirements of Queensland Development Code (QDC) Mandatory Part (MP) 4.1 Sustainable Buildings ▪ Water efficiency requirements of QDC MP 4.2 Water Saving Targets Other buildings: ▪ Exceeding National Construction Code (Building Code of Australia Vol 1) Section J. b) Implement the approved energy and water efficiency features from part a) of this condition.	a) Prior to approval of Building Works b) Prior to the commencement of use and to be maintained
19	Water Reticulation Central Highlands Regional Council – Nominated Assessing Authority Connect each dwelling to the reticulated water supply system in accordance with CHRC current standards at no cost to the CHRC.	Prior to commencement of use
20	Sewer Connection Central Highlands Regional Council (CHRC) – Nominated Assessing Authority Connect each dwelling to the reticulated sewerage system in accordance with CHRC current standards at no cost to the Council.	Prior to commencement of use

CONDITION		TIMING
21	Stormwater Management Connect each dwelling to the existing stormwater system in accordance with CHRC current standards at no cost to the Council.	Prior to commencement of use
22	Electricity Connect each dwelling via an underground conduit to the electricity supply point in accordance with the requirements of the authorised electricity provider.	Prior to the commencement of use
23	Telecommunications Connect each dwelling to the telecommunications supply point in accordance with the requirements of the authorised telecommunications provider.	Prior to the commencement of use
24	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
25	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. 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

CONDITION	TIMING
26 Construction Management Plan a) Prepare a site based construction management plan that will include but not be limited to the: - 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 groundwater and surface water collection, treatment and disposal - management of contaminated soils (if required), including removal, treatment and replacement in accordance with site remediation plans prepared and approved specifically for this site, if needed. 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) At all times during site works

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 ****