

ULDA Decision Notice

Site Address	47 Fay St, Blackwater
Real property description	Lot 50 on B33715
Type of development	UDA development approval subject to conditions
Aspects of Development	Reconfiguring a Lot and Operational Works
Description of Proposal	Subdivision of 1 into 2 residential lots and associated operational works
ULDA reference number	DEV2011/142
Decision date	29 November 2011
Currency period	4 years from Decision date

Drawings or Documents	Number	Plan or Document Date
Plan of Proposed Subdivision of Lot 50 on B33715	50018 Revision A	25/7/2011
Stormwater Management Report 47 Fay Street, Blackwater on Lot50 B33715	874_Response ULDA Info Reg Item 1 Stormwater management	19 July 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

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 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

CONDITION		TIMING
4	Driveway Access to Lot 1 Driveway between the kerb and channel and the property boundary to be constructed in accordance with <i>Capricornia Municipal Development Guidelines standard drawing SD-R-042, Rev C</i> .	Prior to the survey plan endorsement.
5	Water Reticulation Central Highlands Regional Council (CHRC) – Nominated Assessing Authority a) Obtain approval from the CHRC and connect to the reticulated water supply system in accordance with CHRC current standards at no cost to the CHRC. b) Obtain approval from the CHRC and install a fire hydrant in the reticulated water supply system adjoining Lot 50 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 and connect to the reticulated sewerage system in accordance with CHRC current standards at no cost to the CHRC.	Prior to the survey plan endorsement
7	Stormwater Management Stormwater flows from Lot 1 shall be directed overland to Fay Street via the access driveway in accordance with the approved Stormwater Management Report 47 Fay Street, Blackwater on Lot50 B33715 number 874_Response ULDA Info Reg Item 1 Stormwater management dated 19 July 2011.	Prior to the survey plan endorsement
8	Footpath Central Highlands Regional Council (CHRC) – Nominated Assessing Authority Construct for the full length of Fay Street frontages to the property 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	Street Trees Central Highlands Regional Council (CHRC) – Nominated Assessing Authority a) Plant one street tree within the road reserve that when mature will be a large canopy shade tree. b) Provide 12 months maintenance to the street trees commencing on receipt of written confirmation from CHRC that works are satisfactory. c) On completion of the 12 months maintenance period, contact the CHRC to arrange an Off Maintenance inspection.	a) Prior to the survey plan endorsement b) As indicated c) As indicated

CONDITION		TIMING
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 Lot 1.	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 telecommunications service to Lot 1.	Prior to the survey plan endorsement
12	Repair damage to Kerb, Footpath or Road Central Highlands Regional Council (CHRC) – Nominated Assessing Authority Repair to the satisfaction of the CHRC any damage to existing kerb and channel, footpath 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	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
15	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>	Prior to the survey plan endorsement

CONDITION						TIMING
	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%	
	One (1) additional allotments 1 x \$25,047.00 Total charge for 2011/2012 financial year = \$25,047.00					

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 ****