

ULDA Decision Notice

Site Address	33, 35 & 39 Doon Street, Blackwater
Real property description	Lots 713 – 718 on HT596
Type of development	UDA development approval subject to conditions
Aspects of Development	Material Change of Use and Operational Works
Description of proposal	Short Term Accommodation (66 units), Food Premises (128.69m ²) and Shop or Business (146.59m ²) with associated operational work (stormwater drainage works, erosion and sediment control, driveway and pavements and advertising devices)
ULDA reference number	DEV2011/137
Decision date	17 February 2012
Currency period	4 years from Decision date

Approved Drawings or Documents	Number	Plan or Document Date
Site Plan by LVO Architects	SK01 Rev A	06-05-2011 (Amended in Red on 23 Nov 2011)
Commercial Precinct Floor Plans by LVO Architects	SK02 Rev C	06-05-2011 (Amended in Red on 23 Nov 2011)
Commercial Precinct Elevations & Recreation Building by LVO Architects	SK03 Rev C	01-07-2011
Residential Precinct Floor Plans by LVO Architects	SK04 Rev A	01-07-2011
Site Elevations by LVO Architects	SK05 Rev A	06-05-2011
Landscape Master Plan by U Plan	Sheets 1 Rev B	05.04.11 (Amended in Red on 23 Nov 2011)
Front Garden, Feature Tree, Street Tree and Recreation Area Detail by U Plan	Sheets 2 Rev B	05.04.11 (Amended in Red on 23 Nov 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		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

CONDITIONS		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.	Hours of Operation – Food Premise The hours of operation of the Food Premise is to occur only between the hours of 6am to 9pm Monday to Sunday.	As indicated and to be maintained
5.	Advertising Devices Submit to the ULDA for approval the details, height and size of the proposed entry sign as indicated on approved Landscape Master Plan by U Plan Sheets 2 Rev B dated 05.04.11 (Amended in Red on 23 Nov 2011).	Prior to approval for Building Works
6.	Energy Efficiency a) Submit to the ULDA a report outlining the energy efficient features employed in the development 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
7.	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 Landscape Master Plan by U Plan Sheets 1 Rev B dated 05.04.11 (Amended in Red on 23 Nov 2011) and Front Garden, Feature Tree, Street Tree and Recreation Area Detail by U Plan Sheets 2 Rev B dated 05.04.11 (Amended in Red on 23 Nov 2011) 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	a) Prior to the commencement of work

CONDITIONS		TIMING
	- 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.	b) Prior to the commencement of use
8.	Street Trees a) Plant the Doon Street roadside verge with street trees, generally in accordance with the approved Landscape Master Plan by U Plan Sheets 1 Rev B dated 05.04.11 (Amended in Red on 23 Nov 2011) 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. b) Maintain the street trees for a period of 12 months	a) Prior to commencement of use b) From date of planting
9.	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
10.	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
11.	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 submitted design shall include details regarding the measures to be implemented to: - ensure that there is no-worsening in terms of stormwater quantity or quality from on-site generated flows and - satisfactorily deal with external overland stormwater flows emanating from the properties to the south of the subject site.	a) Prior to commencement of work

CONDITIONS		TIMING
	b) Construct stormwater infrastructure and connect to the lawful point of discharge in accordance with plans approved in condition part a). c) Upon completion of the works provide to the ULDA in a format acceptable to the Central Highlands Regional Council "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.	b) Prior to the commencement of use c) Prior to the commencement of use
12.	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 Doon Street, whichever is the higher.	Prior to the commencement of use
13.	Outdoor Lighting Design and install outdoor lighting to minimise light spill into the adjacent residential properties across Doon Street 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
14.	Refuse Management Enter into an agreement with the Central Highlands Regional Council to provide a waste collection service to the development. Provide a screened bin storage area as shown on approved Site Plan by LVO Architects SK01 Rev A dated 06-05-2011 (Amended in Red on 23 Nov 2011).	Prior to the commencement of use and to be maintained
15.	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
16.	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 to CHRC requirements.	a. Prior to commencement of work b. Prior to commencement of use

CONDITIONS		TIMING
	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.	c. Prior to commencement of use d. Prior to commencement of use
17.	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 to CHRC requirements 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) Make application to and obtain approval for the proposed 'Building Over Sewer' from the Central Highlands Regional Council (CHRC)	a) Prior to commencement of work b) Prior to commencement of use c) Prior to commencement of use d) Prior to commencement of work
18.	Easements over infrastructure Central Highlands Regional Council – Nominated Assessing Authority 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
19.	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 connection with the approved development.	Prior to commencement of use
20.	Driveway Access Central Highlands Regional Council (CHRC) – Nominated Assessing Authority Construct concrete driveway access off Doon 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

CONDITIONS	TIMING
21. 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
22. Footpath Central Highlands Regional Council (CHRC) – Nominated Assessing Authority Construct for the full length of all frontages to the property, a 1.2 metre wide footpath within the Council road reserve in accordance with <i>Capricorn Municipal Development Guidelines</i>.	Prior to the commencement of the use
23. 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
24. 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

CONDITIONS		TIMING												
25.	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. <i>The contribution, calculated at the time of lodgement was the Central Highlands Regional Council's "Duaringa" Planning Scheme Policy No.2 – Water and Sewer Headworks Contributions.</i> The contribution is as follows: <table><tr><th>Headworks contribution</th><th>Methodology</th><th>Contribution</th></tr><tr><td>Sewerage</td><td>Tw x Cw Tw = equivalent tenements Cw = contribution applicable per ET 60 accommodation units at 0.5ETs 30 x \$1848 = \$55,440.00 + 1 ET per 70m² GFA 275.28/70 = 4 ETs 4ETs x \$1,848 = \$7,392</td><td>\$62,832.00</td></tr><tr><td>Water</td><td>Tw x Cw Tw = equivalent tenements Cw – contribution applicable per ET 60 accommodation units at 0.5ETs 30 x \$1,691 = \$50,730.00 + 1 ET per 70m² GFA 275.28/70 = 4 ETs 4ETs x \$1,691 = \$6,764</td><td>\$57,494.00</td></tr><tr><td>TOTAL</td><td></td><td>\$120,326.00*</td></tr></table>	Headworks contribution	Methodology	Contribution	Sewerage	Tw x Cw Tw = equivalent tenements Cw = contribution applicable per ET 60 accommodation units at 0.5ETs 30 x \$1848 = \$55,440.00 + 1 ET per 70m² GFA 275.28/70 = 4 ETs 4ETs x \$1,848 = \$7,392	\$62,832.00	Water	Tw x Cw Tw = equivalent tenements Cw – contribution applicable per ET 60 accommodation units at 0.5ETs 30 x \$1,691 = \$50,730.00 + 1 ET per 70m² GFA 275.28/70 = 4 ETs 4ETs x \$1,691 = \$6,764	\$57,494.00	TOTAL		\$120,326.00*	Prior to commencement of use
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TOTAL		\$120,326.00*												

*The developer contributions will be adjusted each financial year for three year rolling average of the Queensland Roads and Bridges Index.

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 ****