

ULDA Decision Notice

Site Address	5 Deacon Dr, Blackwater
Real property description	Lot 21 on SP206875
Type of approval	UDA development approval with conditions
Aspects of development	Material change of use
Description of proposal	Multiple residential (2 dwellings units)
ULDA reference number	DEV2011/131
Decision date	6 October 2011
Currency period	4 years from decision date

Approved Drawings or Documents	Number	Plan or Document Date
John Gatley Building Designs Site Plan	1346-04 (Amended in Red)	21 April 2011 (Received)
John Gatley Building Designs Elevations 'A' and 'B'	1346-02 (Amended in Red)	21 April 2011 (Received)
John Gatley Building Designs Elevations 'C' and 'D'	1346-03	21 April 2011 (Received)
John Gatley Building Designs Floor Plan	1346-01	21 April 2011 (Received)

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 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
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.	Front boundary fencing Any front boundary fence must be constructed to a maximum height of 1.2m or 50% visually permeable.	Prior to commencement of use and to be maintained

CONDITION		TIMING
5.	Carports The carports are to remain open with no walls or doors as shown on approved John Gatley Building Designs Elevations 'A' and 'B' 1346-02 (Amended in Red 31 Aug 2011) dated 21 April 2011 (Received).	To be maintained
6.	Air conditioning units Outside air conditioning units are to be positioned so they are not visible from the street. The outdoor unit must be positioned around the sides of the dwellings and screened.	Prior to the commencement of use and to be maintained
7.	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 ▪ maximise the use of energy efficient lighting ▪ use of ceiling fans and ▪ the consideration of construction and fit out materials with low embodied energy. 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
8.	Construction Management Plan a) Submit to the ULDA a Site Based Construction Management Plan that includes but is not limited to: ▪ 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 sedimentation and erosion in accordance with <i>Capricorn Municipal Development Guidelines</i> certified by Registered Professional Engineer Qld (RPEQ-Civil) or Certified Professional in Erosion and Sediment Control (CPESC) and ▪ management of contaminated soils (if required), including removal, treatment and replacement in accordance with site remediation plans prepared and approved specifically for this site. 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	a) Prior to commencement of site works

CONDITION		TIMING
	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.	b) At all times during site works
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>. b) Implement the submitted ESC on site	a) Prior to commencement of site works b) At all times during construction works
10.	Finished Floor Levels All residential dwellings shall have a minimum finished floor level of 300mm above finished surface level.	Prior to commencement of use and to be maintained
11.	Detailed Landscape Plan a) Submit to the ULDA a detailed Landscape Plan in accordance with the Development Design Code of the <i>Duaringa Shire Planning Scheme 2007</i>. Landscaping is to ensure: ▪ selected species and fencing does not block visual surveillance to adjacent footpaths ▪ trees and shrubs shall have a mature height of between 2m and 6m ▪ selected species are drought tolerant and low maintenance ▪ location of existing and proposed services ▪ general identification of hard and soft landscape treatments ▪ location, species' botanical name, pot size, numbers and mature height of all proposed planting b) On completion of the landscape works, submit to the ULDA written certification that the completed landscaping complies with part a) this condition.	a) Prior to commencement of landscape works b) Prior to commencement of use and to be maintained
12.	Stormwater Management Central Highlands Regional Council – Nominated Assessing Authority 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 Deacon Drive.	Prior to the commencement of use and to be maintained
13.	Outdoor Lighting	Prior to the commencement of

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	Design outdoor lighting to minimise light spill in the adjacent residential properties to be in accordance with AS 4282:1997 <i>Control of the Obtrusive Effects of Outdoor Lighting</i> .	use and to be maintained
14.	Refuse Management Central Highlands Regional Council – Nominated Assessing Authority 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.	Vehicle Access Central Highlands Regional Council – Nominated Assessing Authority Vehicle access driveways to be installed to the requirements of the <i>Capricornia Municipal Development Guidelines standard drawing CMDG-R-041, Rev A</i> .	Prior to commencement of use and to be maintained
16.	Water Connection Central Highlands Regional Council – Nominated Assessing Authority a) Submit and obtain approval from the Central Highlands Regional Council (CHRC) for the water supply layout showing extension of the network to the site and connection to the site in accordance with CHRC current standards. b) Construct works to CHRC requirements c) Connect to CHRC's reticulated water supply system. The connection is to be inspected and approved by the CHRC.	a) Prior to the commencement of work b) Prior to commencement of use c) Prior to commencement of use
17.	Sewer Connection Central Highlands Regional Council – Nominated Assessing Authority a) Submit and obtain approval from the Central Highlands Regional Council (CHRC) for 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'.	a) Prior to the commencement of work b) Prior to commencement of use c) Prior to commencement of use

	CONDITION	TIMING
18.	Service Conduits & Mains Central Highlands Regional Council – 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 the 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 the commencement of use
20.	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 the commencement of use
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’ (April 2011 or later)</i> 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” (August 2010 or later).</i>	Prior to commencement of use

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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 developer contributions will be indexed each year by the five 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>"Duaranga" Planning Scheme Policy No.2 – Water and Sewer Headworks Contributions</i> which are as follows: <table border="1"> <thead> <tr> <th>Headworks contribution</th><th>Methodology</th><th>Contribution</th></tr> </thead> <tbody> <tr> <td>Sewerage</td><td> Ts x Cs Ts = equivalent tenements Cs = contribution applicable per equivalent tenement Currently \$1,848.00 per ET 3 bedroom unit = 0.75 ET Minus 1.00 credit for existing Lot 0.75 x \$1,848.00 = </td><td>\$1,386.00</td></tr> <tr> <td>Water</td><td> Tw x Cw Tw = equivalent tenements Cw = contribution applicable per equivalent tenement Currently \$1,691.00 per ET 3 bedroom unit = 0.75 ET Minus 1.00 credit for existing Lot 0.75 x \$1,691.00 = </td><td>\$1,268.25</td></tr> <tr> <td>TOTAL</td><td></td><td>\$2,654.25</td></tr> </tbody> </table>	Headworks contribution	Methodology	Contribution	Sewerage	Ts x Cs Ts = equivalent tenements Cs = contribution applicable per equivalent tenement Currently \$1,848.00 per ET 3 bedroom unit = 0.75 ET Minus 1.00 credit for existing Lot 0.75 x \$1,848.00 =	\$1,386.00	Water	Tw x Cw Tw = equivalent tenements Cw = contribution applicable per equivalent tenement Currently \$1,691.00 per ET 3 bedroom unit = 0.75 ET Minus 1.00 credit for existing Lot 0.75 x \$1,691.00 =	\$1,268.25	TOTAL		\$2,654.25	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

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*

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Multiple Residential (2 units) at 5 Deacon Dr, Blackwater

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.

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 ****