

ULDA Decision notice

Site Address	Cnr Pendula Lane & Hunter Street, Blackwater
Real property description	Lot 74 on SP211943
Type of approval	UDA development approval subject to conditions
Aspects of development	Reconfiguration of Lot, Material Change of Use and Operational Work
Description of proposal	Subdivide 1 into 2 small lots with a House on each lot and associated operational work
ULDA reference number	DEV2011/126
Decision date	7 November 2011
Currency period	4 Years from Decision date

Approved Drawings or Documents	Number	Plan or Document Date
Proposed subdivision of the property located at Sumner Red Court, Blackwater	00211sa.dwg	24/03/11 (Amended in Red 17 Oct 2011)
Floor Plan & Floor Area Proposed Lot 2 (Amended in Red)	152511/11/2901/B Issue B	20/09/11 (Amended in Red 17 Oct 2011)
Elevation North, South, East & West Proposed Lot 2 (Amended in Red)	152511/11/2906/B Issue B	20/09/11 (Amended in Red 17 Oct 2011)
Floor Plan & Floor Area Proposed Lot 1 (Amended in Red)	152511/11/2901/B Issue B	20/09/11 (Amended in Red 17 Oct 2011)
Elevation North, South, East & West Proposed Lot 1 (Amended in Red)	152511/11/2906/B Issue B	20/09/11 (Amended in Red 17 Oct 2011)

PROJECT TEAM

Matt Toon Principal Planner Development Assessment Urban Land Development Authority	Con de Groot 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 and to be maintained
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	To be maintained

CONDITION		TIMING
	approval required by the conditions.	
4	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
5	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 rear or sides of the dwelling and screened.	Prior to the commencement of use and to be maintained
6	Carports The carports as indicated on approved Proposed subdivision of the property located at Summer Red Court, Blackwater Drawing no. 00211sa.dwg dated 24/03/11 are to remain unenclosed with no door.	Prior to the commencement of use and to be maintained
7	Building Exterior Colour a) Submit to the ULDA for approval elevations of the building illustrating the colour variation between the two buildings weatherboard exteriors. b) Construct the Houses in accordance with the approved ULDA plans from part a) of this condition.	a) Prior to approval for Building Works b) As indicated and to be maintained
8	Detailed Landscape Plan a) Submit to the ULDA a detailed Landscape Plan in accordance with the Development Design Code of the <i>Duaranga 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	a) Prior to commencement of landscape works

CONDITION		TIMING
	b) On completion of the landscape works, submit to the ULDA written certification that the completed landscaping complies with part a) this condition.	b) Prior to commencement of use and to be maintained
9	Street Trees Central Highlands Regional Council (CHRC) – Nominated Assessing Authority The road reserve between the site and the kerb of Pendula Lane & Hunter Street is to be planted with street trees, at a spacing of one (1) tree per 15m, and not be located within 10m of the access to the site. 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.	Prior to survey plan endorsement
10	Fencing a) Erect a screen fence along the northern and eastern sides of the site as shown on the approved plans. Unless an alternative design for the fence is agreed to with the owner of adjoining land, the screen fence is to be 1.8 metres in height. b) Any front boundary fence between the House and road frontage is not to exceed if solid 1.2m in height or not to exceed 1.5m in height if 50% permeable.	Prior to commencement of use and to be maintained
11	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 approved Erosion and Sediment Control Plan on site	a) Prior to commencement of site works b) At all times during construction works
12	Stormwater Drainage 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 Rufus Street in accordance with design and construction criteria contained in the <i>Capricorn Municipal Development Guidelines</i> .	Prior to the commencement of use and to be maintained
13	Finished floor level Construct the development to provide a minimum finished floor level of 300mm above the Finished Surface Level or 300mm above the centreline of Rufus Street, whichever is the higher.	Prior to the commencement of use and to be maintained
14	Refuse Collection Central Highlands Regional Council (CHRC) – Nominated Assessing Authority	Prior to the commencement of use and to be maintained

CONDITION		TIMING
	Enter into an agreement with the Central Highlands Regional Council to provide a waste collection service to the development.	
15	Water Connection Central Highlands Regional Council (CHRC) – 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 individual water meters with a 20mm diameter provided to each unit with only one connection point to Council's main is permitted in accordance with CHRC current standards. b) Connect to CHRC's reticulated water supply system. The connection is to be inspected and approved by the CHRC.	a) Prior to commencement of work b) Prior to the commencement of use
16	Sewer Connection Central Highlands Regional Council (CHRC) – 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 connection branches in accordance with CHRC's current standards. b) Connected to CHRC's reticulated sewerage system. The connection is to be inspected and approved by the CHRC.	a) Prior to commencement of work b) Prior to the commencement of use
17	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
18	Repair damage to kerb, footpath or road 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 the use
19	Easements over infrastructure – water supply, sewerage, drainage Central Highlands Regional Council (CHRC) – Nominated Assessing Authority An internal easement must be provided to CHRC for any part of a sewerage, water supply or drainage network (including overland flow paths) that passes through the site and is of benefit to another allotment. Any such easement must be of an adequate width to protect that infrastructure. Any such easement is to be provided at no cost to Council or the Urban Land Development Authority.	Prior to commencement of use
20	Footpath Central Highlands Regional Council (CHRC) – Nominated	Prior to the commencement

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	Assessing Authority Construct for the full length of the property a 1.2 metre wide footpath within the Council road reserve in accordance with <i>Capricorn Municipal Development Guidelines</i>.	of the use																																			
21	Electricity Submit to the ULDA either: ■ written evidence demonstrating that existing underground low-voltage electricity supply is available to the newly created lots 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																																			
22	Telecommunications Enter into an agreement with a telecommunication carrier to provide underground telecommunication services to each new lot within the proposed development.	Prior to commencement of use																																			
23	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 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</td><td colspan="2"></td><td>\$25,047</td><td>100%</td></tr></table>	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			\$25,047	100%	Prior to the survey plan endorsement
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CONDITION					TIMING
	Allotment)				
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

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.

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 ****