

Urban Land Development Authority
DEV2010/073 Reconfiguring a Lot (Subdivision for 1 into 6 residential lots involving a Plan of Development and access, service and party wall easements with associated operational works)

ULDA Decision Notice

Site address	28 Blain St, Blackwater
Real property descriptions	Lot 4 on B337136
Type of approval	UDA development approval subject to conditions
Aspects of development	Reconfiguring a Lot
Description of proposal	Subdivision for 1 into 6 residential lots involving a Plan of Development and access, service and party wall easements with associated operational works
ULDA reference number	DEV2010/073
Decision date	8 July 2011
Currency period	4 Years from Decision date

Drawing or Document	Number	Plan or Document Date
Plan of Development Design Guideline by BNC Planning for Reconfiguring a lot (1 into 6 lots)	DA012-10	14 December 2010
Shared Services Easement Plan	DA012-10 Rev B	May 2011
Access Easement Plan	DA012-10 Rev C	1/05/2011
Proposed Lot Layout Plan	DA012-10.01	Oct 2010

PROJECT TEAM

Matt Toon Principal Planner Development Assessment Urban Land Development Authority	Robert Gray Development Engineer Development Assessment Urban Land Development Authority
---	--

CONDITIONS OF APPROVAL

CONDITIONS		TIMING
1	Carry out the approved development Carry out the approved development generally in accordance with the approved plans/drawing and/or documents.	Prior to 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 operational work is to be carried out generally in accordance with the approved plans.	Prior to survey plan endorsement
3	Complete all Building Works Complete all building work on proposed lots 1, 2, 3, 4, 5 and 6 generally in accordance with the approved Plan of Development entitled Design Guidelines DA012-10 dated 14 December 2010.	Prior to survey plan endorsement
4	Shared Services Easements Submit to the ULDA shared services easement generally in	Prior to survey plan endorsement

CONDITIONS		TIMING
	accordance with approved Shared Services Easement Plan DA012-10 Rev B dated May 2011 and is to include infrastructure and locations of: ▪ sewer ▪ underground telecommunication and electricity ▪ water and ▪ drainage for legal discharge of stormwater.	
5	Access Easements Submit to the ULDA reciprocal access easement plan and documentation generally in accordance with approved Access Easement Plan no. DA012-10 Rev C dated 1/05/2011 showing right of access for all lots to the street frontage via the internal driveway.	Prior to survey plan endorsement
6	Driveway Driveway is to be constructed, sealed and line marked in accordance with <i>AS2890.1: Parking Facilities – Off Street Parking</i> and the requirements of the <i>Capricornia Municipal Development Guidelines standard drawing SD-R-042, Rev C</i>.	Prior to survey plan endorsement
7	Party Wall Easements Submit to the ULDA party wall easements and documentation for walls between each proposed attached dwelling.	Prior to survey plan endorsement
8	Australia Post Submit to the ULDA approval from Australia Post to deliver mail to each dwelling on approved Lots 1 to 6 inclusive.	Prior to survey plan endorsement
9	Water Connection Central Highlands Regional Council – Nominated Assessing Authority a) Submit for approval of the CHRC the water supply layout including meter box locations within the shared service easement and able to be readable from the Council footpath in accordance with CHRC current standards. b) Connect to CHRC's reticulated water supply system. The connection is to be provided and metered at no cost to the CHRC in accordance with part a) of this condition.	a) Prior to commencement of work b) Prior to the survey plan endorsement
10	Sewer Connection Central Highlands Regional Council – Nominated Assessing Authority a) Submit for approval of the CHRC the sewer layout including connection branches in accordance with CHRC's current standards. b) Connect to CHRC's reticulated sewerage system at no cost to the CHRC in accordance with part a) of this condition.	a) Prior to commencement of work b) Prior to the

CONDITIONS		TIMING
		survey plan endorsement
11	Stormwater a) Submit to the ULDA a stormwater system design certified by a Registered Professional Engineer Queensland (RPEQ) demonstrating an inter-allotment drainage system in accordance with to QUDM Level 2 and the Duaringa Shire Planning Scheme's Development Design Code Stormwater drainage requirements. A surface inlet pit is to be provided within proposed lots 2, 3, 4 & 5 upstream of property boundaries. b) Construct stormwater system in accordance with part a) of this condition.	a) Prior to commencement of site works b) Prior to the survey plan endorsement
12	Construction Management Plan 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 which complies with management of groundwater and surface water collection, treatment and disposal in accordance with Isaac Regional Council's standards.; ▪ 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 construction management plan shall be reviewed and approved by the principal consultant overseeing and certifying the construction works. a) 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.	c) Prior to commencement of site works d) During site works and prior to survey plan endorsement
13	Filling and Excavation a) Submit to the ULDA for approval an earthworks plan certified by a Registered Professional Engineer Queensland (RPEQ) generally in accordance with <i>AS3798-2007 Guidelines on Earthworks for Commercial and Residential Development</i>. The plan is to demonstrate grading of the site for stormwater along	a) Prior to commencement of site works

CONDITIONS		TIMING
	the internal driveway and shared services easement to legal discharge in Blain Street. b) Construct and complete earthworks in accordance with part a) of this condition and ensure works are inspected and tested to "Level 1" as defined in <i>AS3798-2007</i>	b) Prior to commencement of building works
14	Footpath Central Highlands Regional Council (CHRC) – Nominated Assessing Authority Construct for the full length of all frontages to the property a 1.2metre wide footpath within the CHRC road reserve in accordance with <i>Capricorn Municipal Development Guidelines</i>.	Prior to survey plan endorsement
15	Electricity Submit to the ULDA written evidence of an agreement with an authorised electricity supplier (e.g. Ergon) to provide underground electricity services to each proposed lot.	Prior to survey plan endorsement
16	Telecommunications Submit to the ULDA written evidence from an authorised telecommunications service provider for the provision of underground telecommunications to each proposed lot. 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)	Prior to survey plan endorsement
17	Refuse Collection Central Highlands Regional Council (CHRC) – Nominated Assessing Authority Submit to the ULDA written evidence of an agreement with the Central Highlands Regional Council or authorised contractor to provide a waste collection service to the development.	Prior to survey plan endorsement
18	Repair damage to Kerb, Footpath or Road Repair 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 drainlines) that may occur during any works carried out in association with the approved development.	Prior to survey plan endorsement
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 survey plan endorsement

CONDITIONS		TIMING															
20	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 current contribution has been calculated in accordance with Central Highlands Regional Council's <i>Planning Scheme Policy No.2 – Water and Sewer Headworks Contributions</i> and <i>Local Planning Policy 4 – Parkland 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> The contribution is calculated as follows: A = area of land Taw = equivalent tenements Cw = contribution applicable per equivalent tenement <i>1 ET = \$1,640</i> $A \times Taw \times Cw =$ headwork's contribution $0.16ha \times 6ET \times \\$1,640 =$ \$798.00 </td><td>\$1,574.40</td></tr> <tr> <td>Water</td><td> The contribution is calculated as follows: A = area of land Taw = equivalent tenements Cw = contribution applicable per equivalent tenement <i>1 ET = \$1,500</i> $A \times Taw \times Cw =$ headwork's contribution $0.16ha \times 6ET \times \\$1,500 =$ </td><td>\$1,440.00</td></tr> <tr> <td>Parkland</td><td> The applicable rate for Parkland contribution headworks is currently assessed at \$500 per additional lot created. The contribution rate has been calculated as follows: \$500 x 5 additional lot = </td><td>\$2,500</td></tr> <tr> <td>TOTAL</td><td></td><td>\$5,514.40*</td></tr> </tbody> </table> *The infrastructure contribution will be adjusted for inflation each year and the amount payable will be that which applies at the time of actual payment.	Headworks contribution	Methodology	Contribution	Sewerage	The contribution is calculated as follows: A = area of land Taw = equivalent tenements Cw = contribution applicable per equivalent tenement <i>1 ET = \$1,640</i> $A \times Taw \times Cw =$ headwork's contribution $0.16ha \times 6ET \times \\$1,640 =$ \$798.00	\$1,574.40	Water	The contribution is calculated as follows: A = area of land Taw = equivalent tenements Cw = contribution applicable per equivalent tenement <i>1 ET = \$1,500</i> $A \times Taw \times Cw =$ headwork's contribution $0.16ha \times 6ET \times \\$1,500 =$	\$1,440.00	Parkland	The applicable rate for Parkland contribution headworks is currently assessed at \$500 per additional lot created. The contribution rate has been calculated as follows: \$500 x 5 additional lot =	\$2,500	TOTAL		\$5,514.40*	Prior to survey plan endorsement
Headworks contribution	Methodology	Contribution															
Sewerage	The contribution is calculated as follows: A = area of land Taw = equivalent tenements Cw = contribution applicable per equivalent tenement <i>1 ET = \$1,640</i> $A \times Taw \times Cw =$ headwork's contribution $0.16ha \times 6ET \times \\$1,640 =$ \$798.00	\$1,574.40															
Water	The contribution is calculated as follows: A = area of land Taw = equivalent tenements Cw = contribution applicable per equivalent tenement <i>1 ET = \$1,500</i> $A \times Taw \times Cw =$ headwork's contribution $0.16ha \times 6ET \times \\$1,500 =$	\$1,440.00															
Parkland	The applicable rate for Parkland contribution headworks is currently assessed at \$500 per additional lot created. The contribution rate has been calculated as follows: \$500 x 5 additional lot =	\$2,500															
TOTAL		\$5,514.40*															

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 (CHRC) – Nominated assessing authority

For any conditions in this package that require the consideration of Isaac 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, CHRC will issue a response in the manner required by the condition/s (eg a letter of endorsement or authorisation, an approval or a permit).

Cultural heritage duty of care

All significant Aboriginal cultural heritage in Queensland is protected under the *Aboriginal Cultural Heritage Act 2003*, and penalty provisions apply for any unauthorized harm. Under the legislation a person carrying out an activity must take all reasonable and practical measures to ensure the activity does not harm Aboriginal Cultural Heritage. This applies whether or not such places are recorded in an official register and whether or not they are located in, on or under private land.

Noise and Dust Emissions

You are advised that all development involving the emission of noise and dust from building/construction activities requires that such emissions be in accordance with the requirements of the *Environmental Protection Act 1994*.

Pursuant to Division 3 Section 440R of the Act, 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 ****