

UDA Development Approval Package

Site address	271 Bedford Rd, Andergrove
Real property descriptions	Part of Lot 2 on RP711645
Type of application	Reconfiguring a Lot
Description of proposal	Subdivision of 1 into 36 residential lots and new road with a Plan of Development
ULDA reference number	DEV2010/056
Decision	APPROVED
Decision date	22 December 2010

Drawing or Document	Number	Plan or Document Date
Lot Reconfiguration Layout for Stage 1	ULD17_SK01 Rev 5	10.12.2010
Plan of Development	ULD17_SK02 Rev 4	10.12.2010
Andergrove – Stage 1 Landscape Strategy	ULD18_SK01_A	15 December 2010
Andergrove – Stage 1 Streetscape Treatment	ULD18_SK02_C	15 December 2010
Andergrove – Stage 1 Streetscape Sections	ULD18_SK03_B	15 December 2010
Andergrove – Stage 1 Entry Treatment	ULD18_SK04_B	15 December 2010
Andergrove – Stage 1 Landscape Character	ULD18_SK05_A	15 December 2010
Earthworks Layout Plan	BM0020-CSK002 Rev A	03.08.10
Earthworks Cross Sections Sheet 1 of 2	BM0020 CSK003 Rev A	03.08.10
Earthworks Cross Sections Sheet 2 of 2	BM0020-CSK004 Rev A	03.08.10
WRM Water and Environment report Stormwater Management Plan Andergrove, Mackay	Report Number: 0678-01-C Revision No. 0	04 August, 2010.
BMD Consulting Engineering Report - ULDA Andergrove - Stage 1	Job. No. M00020 (BM0020) Revision No. A	August 2010

PROJECT TEAM

Matt Toon Principal Planner Development Assessment Urban Land Development Authority	Con de Groot Principal Engineer Development Assessment Urban Land Development Authority	Phillip Kohn Principal Environmental Planner Urban Land Development Authority
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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	Prior to survey plan endorsement

CONDITIONS	TIMING
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.	
3 Contaminated Land a) Land subject to contamination in Stage 1B on approved Lot Reconfiguration Layout for Stage 1 ULD17_SK01 Rev 5 dated 10.12.2010 is to be remediated in accordance with the Department of Environment and Resource Management's (DERM) <i>Draft Guidelines for the Assessment & Management of Contaminated Land in Queensland</i>. b) Submit to the ULDA a Suitability Statement obtained from DERM removing the site from the Environmental Management Register (EMR).	a) Prior to commencement of site works for each stage 1B b) Prior to survey plan endorsement for each stage 1B
4 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 which complies with management of groundwater and surface water collection, treatment and disposal in accordance with <i>Mackay Regional Council's Planning Scheme Engineering Design Guidelines</i> • management of Acid Sulfate Soils in accordance with management plans prepared 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. 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.	a) Prior to commencement of site works b) At all times during site works
5 Water Supply Reticulation a) Submit and obtain approval from the ULDA of detail engineering drawings for the water reticulation system. This is to be in accordance with "<i>Mackay City Council – Water Supply Water Supply Design - 2008</i>" and certified by a Registered Professional Engineer of Queensland (RPEQ). The detail design of the water infrastructure shall be undertaken by a suitably qualified and experienced	a) Prior to the commencement of site works

CONDITIONS	TIMING
professional engineer and the design/ construction drawings checked and certified by a Registered Professional Engineer Queensland (RPEQ- Civil). b) Upon completion and certification of the works provide to the ULDA "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 commonly accepted and appropriate AUS/NZ standards. c) The development must be connected to Mackay Regional Council's reticulated water system at no cost to Council.	b) Prior to survey plan endorsement c) Prior to commencement of use
6 Service, meter assembly & meter box Provide a water service, approved meter assembly and meter box to the boundary of all proposed lots in accordance with the <i>Mackay Regional Council's Planning Scheme Engineering Design Guidelines</i>.	Prior to survey plan endorsement
7 Sewerage reticulation a) Submit to ULDA for approval detailed engineering drawings for the sewer reticulation system. This is to be in accordance with <i>Mackay City Council - Sewerage System -2008</i> and certified by a Registered Professional Engineer of Queensland (RPEQ). b) Upon completion and certification of the works the developer shall prepare and provide to the ULDA "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 commonly accepted and appropriate AUS/NZ standards. c) The development must be connected to Mackay City Council's reticulated sewerage system, and at no cost to Council.	a) Prior to the commencement of site works b) Prior to survey plan endorsement c) Prior to the commencement of use
8 Stormwater Quality a) Submit to the ULDA for approval detailed plans demonstrating the stormwater quality works for Stage1 are generally in accordance with the approved <i>WRM Water and Environment report Stormwater Management Plan Andergrove, Mackay dated 4th August, 2010</i>. b) Construct works generally in accordance with part a) of this condition. These works are to be certified by Registered Professional Engineer Queensland (RPEQ). c) Upon completion of the works submit to the ULDA "As Constructed" plans including an asset register in accordance with Mackay Regional Council's Planning Scheme <i>Engineering Design Guidelines</i>, certified by a Registered Professional Engineer Queensland (RPEQ-Civil).	a) Prior to the commencement of site works b) Prior to survey plan endorsement c) As indicated

CONDITIONS		TIMING
9	Stormwater System a) Submit to ULDA for approval designs and hydraulic calculations for the proposed stormwater drainage system checked and certified by a Registered Professional Engineer Queensland (RPEQ) in accordance with <i>Mackay Regional Council's Planning Scheme Engineering Design Guidelines</i>. The application and design needs to demonstrate the following. • The underground stormwater pipe system is to take the minor storm flow for a minimum ARI 5 year rainfall event without surcharge and demonstrate that overland flow paths are provided for up to ARI 100 year runoff events clear of allotments and with suitable depth and velocity so as not to be a hazard to people or property. • The proposed and constructed stormwater and flood management works downstream of the outlets and any hydraulic effects these may have on the stormwater system. • Stormwater drainage system within Bedford Road adjoining the estate shall fully contain the Q5 event. Critical flows between Q5-Q100 are to be assessed and adequate flow corridors determined. All proposed and existing lots in Bedford Road in the region of the proposed development to have flood immunity in the Q100 event. b) Connect the development to the Mackay Regional Council's stormwater system. Upon completion of the works provide to the ULDA "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 Mackay Regional Council's <i>Planning Scheme Engineering Design Guidelines</i> and in accordance with part (a) of this condition.	a) Prior to the commencement of site works b) Prior to survey plan endorsement
10	Flood Management a) Submit to the ULDA for approval detailed plans showing works for Stage1 as detailed in <i>WRM Water and Environment report Stormwater Management Plan Andergrove, Mackay dated 4th August, 2010</i>. b) Construct works as detailed on the approved plans. These works are to be certified by Registered Professional Engineer Queensland (RPEQ). c) Upon completion of the works submit to the ULDA "As Constructed" plans including an asset register in accordance with Mackay Regional Council's Planning Scheme Engineering Design Guidelines, certified by a Registered Professional Engineer Queensland (RPEQ-Civil).	a) Prior to the commencement of works on site b) Upon approval of part a) of this condition c) Prior to survey plan endorsement

CONDITIONS		TIMING
11	Filling and Excavation a) Earthworks are to be undertaken generally in accordance with approved BMD Consulting • Earthworks Layout Plan No. BM0020-CSK002 Rev A dated 03.08.10 • Earthworks Cross Sections Sheet 1 of 2 Plan No. BM0020 CSK003 Rev A dated 03.08.10 and • Earthworks Cross Sections Sheet 2 of 2 BM0020-CSK004 Rev A dated 03.08.10 b) Submit certification from a Registered Professional Engineer Queensland (RPEQ) specialising in geotechnical engineering stating that all constructed cut/fill batters and/or retaining structures have achieved adequate stability with a factor of safety greater than 1.5 and that all cut and fill operations have been carried out in accordance with AS3798 and any unsuitable material encountered has been treated or replaced with suitable replacement material.	a) At all times during earthworks b) Prior to survey plan endorsement
12	Road works a) Submit for approval to the ULDA engineering design/ construction drawings, checked and certified by a Registered Professional Engineer of Queensland (RPEQ-Civil). This is to be in accordance with Mackay Regional Council's <i>Geometric Road Design</i> and <i>Cycleway and Pathway Design</i> and BMD Consulting <i>Engineering Report - ULDA Andergrove - Stage 1 dated August 2010</i>. The designs are to include but not limited to the following. • Single lane roundabout at the existing Monique Court intersection. • Bedford Road as a Major Collector Road. • Unless endorsed by the Mackay Regional Council, the use of permeable pavement must be removed from any engineering reports and engineering and landscape drawings. b) Construct the road works generally in accordance with part a) of this condition c) Submit to the ULDA certification from an RPEQ (Civil) that all roads and associated works (e.g. stormwater drainage, kerb and channel, concrete footpaths, signage, traffic islands) have been constructed in accordance with part a) of this condition.	a) Prior to the commencement of road works b) Prior to survey plan endorsement c) Prior to the commencement of use
12	Street lighting Design and install a street lighting system (including connections and energising) to all roads within and bounding the subdivision and to all footpaths/bikeways within road reserves and parks associated with the subdivision at no cost to Council. The design and construction of the street lighting system must:	Prior to survey plan endorsement

CONDITIONS		TIMING
	• be in accordance with Mackay Regional Council's <i>Planning Scheme Engineering Design Guidelines</i>. • meet the relevant requirements of the electricity supplier • be acceptable to the electricity supplier as 'Rate 2 Public Lighting'	
14	Footpaths a) Construct footpaths in accordance with BMD Consulting report <i>Engineering Report ULDA Andergrove - Stage 1 dated August 2010</i> and Mackay Regional Council's <i>Planning Scheme Engineering Design Guidelines</i>. b) Upon completion of the works submit to the ULDA "As Constructed" plans including an asset register in accordance with Mackay Regional Council's <i>Planning Scheme Engineering Design Guidelines</i> and certified by a Registered Professional Engineer Queensland (RPEQ-Civil).	a) Prior to survey plan endorsement b) Upon completion of the works
15	Electricity Submit to the ULDA either: a) written evidence from Ergon demonstrating that existing underground low-voltage electricity supply is available to the newly created lots or b) written evidence from Ergon that the applicant has entered into an agreement with an authorised electricity supplier (e.g. Ergon) to provide underground electricity services.	Prior to survey plan endorsement
16	Telecommunications Enter into an agreement with a telecommunication carrier to provide underground telecommunication services to each new lot within proposed subdivision.	Prior to survey plan endorsement
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 association with the approved development in accordance with Mackay Regional Council's <i>Planning Scheme Engineering Design Guidelines</i>.	Prior to survey plan endorsement
18	Install Fire hydrants Install fire hydrants in the perimeter Road 2 between housing and retained bushland in accordance with Mackay Regional Council's <i>Planning Scheme Engineering Design Guidelines</i>.	Prior to survey plan endorsement
19	Streetscape Works a) Provide public streetscape works including street trees and landscaping generally in accordance with the approved Andergrove – Stage 1 Landscape Strategy ULD18_SK01_A, Andergrove – Stage 1 Streetscape Treatment ULD18_SK02_C, Andergrove – Stage 1 Streetscape Sections ULD18_SK03_B, Andergrove – Stage 1 Entry Treatment ULD18_SK04_B and Andergrove – Stage 1	a) Prior to endorsement of survey plan

CONDITIONS		TIMING
	Landscape Character ULD18_SK05_A dated 15 December 2010. b) Provide 12 months maintenance to the landscaping and street trees commencing on receipt of written confirmation from the ULDA that planting is satisfactory. c) Obtain from the ULDA written confirmation that the landscaping has been maintained to a satisfactory standard.	b) As indicated c) At the conclusion of the 12 months maintenance period
20	Dedication of Land fronting Bedford Road - Mackay Regional Council as a Nominated Assessing Authority Dedicate to Mackay Regional Council a 4 meter wide land strip along the eastern boundary, fronting Bedford Road to increase the existing Bedford Road reserve from 20m to 24m.	Prior to endorsement of survey plan
21	Infrastructure Contributions Pay to the Urban Land Development Authority a monetary contribution towards the cost of the provision of essential infrastructure. The contribution will be calculated at the time of payment as follows: The contribution will be equivalent to the charge that would have applied to the development under the Mackay Regional Council's <i>Contribution Policies Indexed Contribution Rates</i> (ICR) in place and at the time of declaration of the Urban Development Area (UDA), reviewed on 1 July each year and increased by the amount calculated by multiplying the Infrastructure Contribution applying immediately preceding the relevant Review Date by the annual compounding average for the Queensland Roads and Bridges Construction Index for the preceding five (5) calendar years.	Prior to endorsement of survey plan

Standard Advice

Mackay Regional Council (MRC)

For any conditions in this package that require the consideration of MRC, you will need to submit the relevant forms, plans and/or reports and fee to the MRC. When satisfied that the condition has been met, the MRC will issue a response in the manner required by the condition/s (e.g. a letter of endorsement or authorisation or a permit).

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.

Urban Land Development Authority

DEV2010/056

Subdivision of 1 into 36 residential lots and road

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 ****