

ULDA Decision Notice

Site Address	Bowen St, Roma
Real property description	Lot 142 AP15786
Type of approval	UDA development approval subject to conditions
Aspects of development	Reconfiguring a Lot with a Plan of Development
Description of proposal	Stages 4a & 4b - Subdivision of 1 into 51 residential lots, balance lot and new road with a Plan of Development
ULDA reference number	DEV2011/173
Decision date	14 February 2012
Currency period	4 Years from Decision date

Approved Drawings or Documents	Number	Document Date
Subdivision Plan and Plan of Development Stage 4a and 4b	1 of 2	17.01. 2012 (Amended in Red on 30 Jan 2012)
Plan of Development Small Lot House Designs (< 250m ²)	2 of 2	Amended in Red on 30 Jan 2012
Detailed Integrated Stormwater Management Report prepared by BMT WBM	R.B17916.005.01 Rev No. 1	October 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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CONDITION		TIMING
1	Carry out the approved development Carry out the approved development generally in accordance with the approved plans/drawings and/or documents	Prior to survey plan endorsement for the relevant stage of the subdivision
2	Complete all Operational Works Complete all work associated with this development approval, including work required by all of the following conditions. Such work is to be carried out generally in accordance with the approved plans, drawings and documents.	Prior to survey plan endorsement for the relevant stage of the subdivision
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

CONDITION	TIMING
4 Submit Small Lot House Plans (< 250m²) Submit to the ULDA small lot house plans for all lots less than 250m². The submission is to include all scaled elevations and site plan and also demonstrate that the design is generally in accordance with the approved Subdivision Plan and Plan of Development Stages 4a and 4b pages 1 of 2 and 2 of 2 dated 17.01.2012 (Amended in Red on 30 Jan 2012) and the following: a) All second storey side windows are to have fixed, external privacy screens or fixed opaque glazing at a sill height less than 1.5 metres above floor level on the side elevations of the buildings b) Any proposed fencing along the street alignment to be a maximum 1.2 metres in height and constructed of a semi-transparent material c) Where adjoining a residential boundary, erect a screen fence along the rear and backside elevations. 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 and constructed from timber. d) Balustrades are to be 50% visually permeable e) Landscaping at the front of each lot/ dwelling is to be provided at a minimum depth of 500mm f) West facing windows to be provided with adequate sun shading	As indicated and to be maintained
5 Affordable Housing Submit to the ULDA an estimate of how across the UDA: a) a minimum of 66% of all dwellings will be available for rent by households on or below the median annual income price for Roma will be delivered and b) a minimum of 30% of all dwellings will be available for rent by households on a low to moderate income for Roma will be delivered.	Prior to survey plan endorsement for the relevant stage of the subdivision
6 Construction Management Plan Submit to the ULDA Principal Engineer a site based construction management plan that will include but not be limited to: a) provision for the management of traffic around and through the site during and outside of construction work hours; b) provision for parking and materials delivery during and outside of construction hours of work; c) Management of sedimentation, erosion and dust generated from the site during and outside construction work hours; d) Management of groundwater and surface water collection, treatment and disposal to accepted environmental standards; e) Management of contaminated soils, including removal, treatment and replacement in accordance with site remediation plans prepared and approved specifically for this site, if needed. 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. 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.	Prior to commencement of works for the relevant stage of the subdivision

CONDITION	TIMING
7 Water Supply Reticulation a) Submit to the ULDA Principal Engineer for approval water reticulation plans certified by a Registered Professional Engineer Queensland (RPEQ) generally designed in accordance with <i>"Maranoa Regional Council – Water Supply & Sewerage Standards, Maranoa Regional Council – Development Guidelines 2011, WSAA Water Supply Code of Australia – 2002"</i> b) Submit to the ULDA Principal Engineer certification from a Registered Professional Engineer of Queensland (RPEQ) that all works have been inspected and constructed in accordance with part a) of this condition. c) Upon completion and certification of the works the developer shall prepare and provide to the ULDA in a format acceptable to the <i>Maranoa Regional Council</i> "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.	a) Prior to commencement of the works for the relevant stage of the subdivision b) Prior to survey plan endorsement for the relevant stage of the subdivision c) Prior to survey plan endorsement for the relevant stage of the subdivision
8 Water Connection Maranoa Regional Council (MRC) as the Nominated Assessing Authority The development must be connected to <i>Maranoa Regional Council's</i> reticulated water system at no cost to Council.	Prior to commencement of use for the relevant stage of the subdivision
9 Sewerage Reticulation a) Submit to the ULDA Principal Engineer for approval sewerage reticulation plans certified by a Registered Professional Engineer Queensland (RPEQ) generally designed in accordance with <i>Maranoa Regional Council – Water Supply & Sewerage Standards and Maranoa Regional Council – Development Guidelines 2011.</i> b) Submit to the ULDA Principal Engineer certification from a Registered Professional Engineer of Queensland (RPEQ) that all works have been inspected and constructed in accordance with part a) of this condition. c) Upon completion and certification of the works the developer shall prepare and provide to the ULDA in a format acceptable to the <i>Maranoa Regional Council</i>, "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.	a) Prior to commencement of the works for the relevant stage of the subdivision b) Prior to survey plan endorsement for the relevant stage of the subdivision c) Prior to survey plan endorsement for the relevant stage of the subdivision
10 Sewer Connection Maranoa Regional Council (MRC) as the Nominated Assessing Authority Connect the development to <i>Maranoa Regional Council's</i> reticulated sewerage system at no cost to Council.	Prior to commencement of use for the relevant stage of the subdivision

CONDITION	TIMING
11 Stormwater Management (Quantity & Quality) a) Submit to the ULDA Principal Engineer for approval detailed designs and hydraulic calculations for stormwater reticulation checked and certified by a Registered Professional Engineer Queensland (RPEQ-Civil) generally in accordance with the approved <i>BMT WBM Detailed Integrated Stormwater Management Report</i> document number R.B17916.005.01 Rev No. 1 dated October 2011 and the <i>Maranoa Regional Council – Development Guidelines 2011</i>. The designs are to include details on; - the measures to be implemented temporary or otherwise to ensure that there is no-worsening in terms of stormwater quantity and quality; and - the proposed lawful point of stormwater discharge b) Submit to the ULDA certification from a RPEQ –Civil that the works have been inspected and constructed in accordance with part a) of this condition. c) Upon completion of the works provide to the ULDA in a format acceptable to the <i>Maranoa Regional Council</i> "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.	a) Prior to commencement of the works for the relevant stage of the subdivision b) Prior to survey plan endorsement for the relevant stage of the subdivision c) Prior to survey plan endorsement for the relevant stage of the subdivision
12 Easements over infrastructure Maranoa Regional Council (MRC) as the Nominated Assessing Authority Public utility easements must be provided, in favour of and at no cost to <i>Maranoa Regional Council</i>, over water and stormwater infrastructure located in private land that becomes contributed assets. The terms of the easements must be to the satisfaction of the MRC Chief Executive Officer.	Prior to survey plan endorsement for the relevant stage of the subdivision
13 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 in accordance with <i>Maranoa Regional Council's Development Guidelines 2011</i>.	Prior to survey plan endorsement for the relevant stage of the subdivision
14 Filling and Excavation a) Submit to the ULDA Principal Engineer a detailed earthworks plan and cross sections, checked and certified by a Registered Professional Engineer Queensland (RPEQ-Civil). b) Submit to the ULDA Principal Engineer certification from an RPEQ specialising in geotechnical engineering stating that all constructed cut/fill batters and/or retaining structures had 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 AS 3798 and	a) Prior to commencement of works for the relevant stage of the subdivision b) Prior to survey plan endorsement for the relevant stage of the subdivision

CONDITION		TIMING
	any unsuitable material encountered has been treated or replaced with suitable material.	
15	Road & Drainage Works a) Submit to the ULDA Principal Engineer detailed engineering design/construction drawings for road pavements, on-street parking areas (including additional spaces in close proximity to laneways and public parks), stormwater drainage, kerb and channel, concrete footpaths, traffic islands and signage, checked and certified by a Registered Professional Engineer Queensland (RPEQ-Civil) generally in accordance with <i>Maranoa Regional Council's Development Guidelines – 2011</i> and <i>ULDA's Rear lanes: design and development Practice Note no. 12. Issued December 2011.</i> b) Submit to the ULDA Principal Engineer certification from a Registered Professional Engineer of Queensland (RPEQ) that all road and associated works have been inspected and constructed in accordance with part a) of this condition. c) 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 part a) of this condition.	a) Prior to commencement of works for the relevant stage of the subdivision b) Prior to commencement of works for the relevant stage of the subdivision c) Prior to survey plan endorsement for the relevant stage of the subdivision
16	Soil Erosion and Sediment Control a) Submit to the ULDA Principal Engineer an Erosion and Sediment Control (E&SC) Program certified by a Registered Professional Engineer Queensland (RPEQ) generally in accordance with <i>Roma Town Planning Scheme 2006 Schedule 7: "Standards for Construction Activity"</i> and <i>Schedule 8: "Environmental Management Plan Guidelines"</i>. b) The E&SC shall be monitored by a Registered Professional Engineer Queensland (RPEQ).	a) Prior to commencement of construction for the relevant stage of the subdivision b) At all times during construction
17	Street Lighting a) Submit to the ULDA Principal Engineer detailed public lighting design plans certification by an Electrical Registered Professional Engineers Queensland (RPEQ) generally in accordance with the <i>Maranoa Regional Council – Development Guidelines – 2011, QTSC Group, Standard Conditions for the Provision of Public Lighting Services manual, AS 1158:2005</i> to illuminate all roads and footpaths / bikeways adjacent to roads within and bounding the subdivision. b) Submit to the ULDA Principal Engineer certification from a Registered Professional Engineer of Queensland (RPEQ) that all street lighting works have been inspected and constructed in accordance with part a) of this condition at no cost to <i>Maranoa Regional Council</i>.	a) Prior to commencement of works for the relevant stage of the subdivision b) Prior to survey plan endorsement for the relevant stage of the subdivision

CONDITION		TIMING
18	Electricity Reticulation Submit to the ULDA, either: a) Written evidence demonstrating that existing underground low-voltage electricity supply is available to the newly created lots or b) Written evidence that the applicant has entered into an agreement with the authorised electricity supplier, ERGON to provide underground electricity services to the newly created lots.	Prior to survey plan endorsement for the relevant stage of the subdivision
19	Telecommunications Services Submit to the ULDA Principal Engineer documentation from an authorised telecommunications service provider confirming that satisfactory arrangements have been made for the provision of underground telecommunications services to the newly created lots.	Prior to survey plan endorsement for the relevant stage of the subdivision
20	Permanent Survey Marks Submit to the ULDA written confirmation that Permanent Survey Marks, levelled on the Australian Height Datum and fixed with horizontal coordinates to the Map Grid of Australia (MGA94) to 4th order accuracy or better have been placed on the land at locations in accordance with guidelines adopted by the Maranoa Regional Council.	Prior to survey plan endorsement for the relevant stage of the subdivision
21	Connection to Permanent Survey Marks All lots are to be connected to Permanent Survey Marks (PSMs). The connections of the lots to the PSMs and the coordinates of the PSMs must be shown on the face of the survey plan/s.	Prior to survey plan endorsement for the relevant stage of the subdivision
22	Footpaths a) Construct footpaths in the locations shown on the approved Subdivision Plan and Plan of Development Stage 4a and 4b number 1 of 2 dated 07.01. 2012 (Amended in Red on 30 Jan 2012) and submit engineering plans to the ULDA Principal Engineer checked by a RPEQ showing the design of the pathways including any signs and traffic safety signs, markings and devices. b) Upon completion of the works submit to the ULDA Principal Engineer "As Constructed" plans including an asset register certified by a Registered Professional Engineer Queensland (RPEQ-Civil), in accordance with part a) of this condition.	a) Prior to survey plan endorsement for the relevant stage of the subdivision b) Prior to survey plan endorsement for the relevant stage of the subdivision
23	Street Trees a) Submit to the ULDA a detailed Street Tree Plan certified by a suitably qualified landscape architect for all street frontages. b) Submit to the ULDA certification from a suitably qualified landscape architect that all street trees have been inspected and planted in	a) Prior to commencement of works for the relevant stage of the subdivision b) Prior to survey plan endorsement for the

CONDITION		TIMING
	accordance with part a) of this condition. c) Undertake 12 months maintenance to the street trees, commencing on receipt of written confirmation from the ULDA that the works are satisfactory to be placed 'on maintenance'. d) On completion of the 12 months maintenance period contact the ULDA to arrange an 'off maintenance' inspection.	relevant stage of the subdivision c) As indicated d) As indicated
24	Pre-Construction Certification No work shall commence until the ULDA acknowledges in writing receipt of certification package(s) from the Project Coordinator in accordance with <i>ULDA Certification Procedures Manual</i>.	Prior to commencement of Construction for the relevant stage of the subdivision
25	Post-Construction Certification Submit Post-Construction (Practical Completion) Certification, approved forms and "as Constructed" plans including an asset register, certified by a Registered Professional Engineer Queensland (RPEQ), that the plans are a true record of the works "as constructed" are in accordance with the approved plans.	Prior to survey plan endorsement for the relevant stage of the subdivision
26	Infrastructure Contributions (Reconfiguring a Lot) Pay to the Urban Land Development Authority a monetary contribution towards the cost of the provision of essential trunk infrastructure. The contribution will be equivalent to the charge applied to the development under the <i>Maranoa Regional Council's Planning & Development Headworks Charges Schedule</i> at the time of Decision. Total is 50 (credit for existing lot) x \$6,064.00 = \$303,200.00* Stage 4a The applicable charge is 25 lots x \$6,064.00 = \$151,600.00* Stage 4b The applicable charge is 25 lots x \$6,064.00 = \$151,600.00* * Increased on 1 July each year by multiplying the above amount by the three year rolling average of the Queensland Roads and Bridges Index.	Prior to survey plan endorsement for the relevant stage of the subdivision
27	Infrastructure Contributions (Multiple Residential Dwellings – Lots Accommodating more than a Single Unit Dwelling) Pay to the Urban Land Development Authority a monetary contribution towards the cost of the provision of essential infrastructure. The contribution, calculated at the time of payment will be equivalent to the charge that applies to the development under the <i>Maranoa Regional Council's Planning & Development Headworks Charges Schedule</i>, increased on 1 July each year by multiplying the charge by the three year rolling average of the Queensland Roads and Bridges Index.	Prior to endorsement of Community Management Statement or commencement of use whichever comes first

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 Maranoa Regional Council.

Maranoa Regional Council as Nominated Assessing Authority

For any conditions in this package that require the consideration of Maranoa Regional Council (MRC), 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, MRC will issue a response in the manner required by the condition/s (e.g. a letter of endorsement or authorisation, an approval 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.

Any construction work out of these hours, including Sundays and public holidays must have the prior written consent of the Chief Executive Officer, Maranoa Regional Council.

Published Standards

For any published standards referenced, they are those current as of the date of issue of this package unless otherwise specified.

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 ****