

ULDA Decision Notice

Site Address	Bauman Way, Blackwater
Real property description	Lot 1 on B337172 and Lot 7 on SP243869
Type of development	Change to UDA development approval subject to conditions
Aspects of Development	Reconfiguring a Lot
Description of Proposal	Subdivision of 2 into 171 residential lots with a Plan of Development
ULDA reference number	DEV2012/208
Decision date (original)	8 May 2012
Change to approval Decision date	21 September 2012
Currency period	4 years from Decision date

Drawings or Documents	Number	Plan or Document Date
Plan of Proposed Lots 101-109, 201-222, 301-313, 401-411, 501-512, 601,614, 701-725, 801-820, 901-918 and 1001-1021.	109767-LC-01 Rev D Sheets 1, 2 and 3	05/06/2012
Plan of Development Stage 1		27.02.12 (Amended in Red 1 MAY 2012)
Plan of Development Stage 2		27.02.12 (Amended in Red 1 MAY 2012)
Plan of Development Stage 3		27.02.12 (Amended in Red 1 MAY 2012)
Plan of Development Stage 4		27.02.12 (Amended in Red 1 MAY 2012)
Plan of Development Stage 5		17.09.12
Plan of Development Stage 6		17.09.12
Plan of Development Stage 7		27.02.12 (Amended in Red 1 MAY 2012)
Plan of Development Stage 8		27.02.12 (Amended in Red 1 MAY 2012)
Plan of Development Stage 9		27.02.12 (Amended in Red 1 MAY 2012)
Plan of Development Stage 10		27.02.12 (Amended in Red 1 MAY 2012)
Plan of Development Stages 2, 3, 6, 7, 8 and 10 addendum Submit Small Lot House Plans (<250m ²)		2 May 2012
Functional Layout Roadworks & Drainage Sheet 1	FL003	1 May 2012 (Received)
Functional Layout Roadworks & Drainage Sheet 2	FL004	1 May 2012 (Received)
Functional Layout Sewer Reticulation Sheet 1	FL005	1 May 2012 (Received)
Functional Layout Sewer Reticulation Sheet 2	FL006	1 May 2012 (Received)
Functional Layout Water Reticulation Sheet 1	FL007	1 May 2012 (Received)
Functional Layout Water Reticulation Sheet 2	FL008	1 May 2012 (Received)
Typical Road Cross Sections	FL009	1 May 2012 (Received)
Bauman Way & Cordingly Street Intersection Layout Plan	FL010	1 May 2012 (Received)
Landscape Master Plan	Page 8 of 17 Revision D	23 February 2012
Pedestrian Circulation	Page 9 of 17 Revision D	23 February 2012
Planting Palette for Streetscape	Page 10 of 17 Revision D	23 February 2012
Walsh Avenue Arrival Precinct Detail Plan	Page 11 of 17 Revision D	23 February 2012
Bauman Way Arrival Precinct Detail Plan	Page 12 of 17 Revision D	23 February 2012

PROJECT TEAM

Matt Toon Principal Planner Development Assessment Urban Land Development Authority	Helen Caswell Principal Planner Planning Urban Land Development Authority	David Elliott Principal Engineer Development Assessment Urban Land Development Authority
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CONDITIONS OF APPROVAL

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 survey plan endorsement for the relevant stage
2	Complete all Operational Works Complete all operational work associated with this development approval, including work required by any of the following conditions. Such work is to be carried out generally in accordance with the approved plans.	Prior to survey plan endorsement for the relevant stage
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	Streetscape Works a) Submit to the ULDA for compliance endorsement Streetscape Works Plan detailing proposed works, including the pedestrian/cycle network, generally in accordance with the approved Landscape Master Plan Page 8 of 17 Revision D, Pedestrian Circulation Plan Page 9 of 17 Revision D, Planting Palette for Streetscape Page 10 of 17 Revision D, Walsh Avenue Arrival Precinct Detail Plan Page 11 of 17 Revision D and Bauman Way Arrival Precinct Detail Plan dated 23 rd February 2012 and in accordance with the following: - appropriate pavement treatments including finished surface levels, cross-falls and longitudinal grades; - appropriate footpath location; - street tree and other plantings location and species, the ground preparation works and monthly maintenance plan; - road uses adjacent to the kerbing (e.g. parking bays, No Standing zones etc); - Identify all new and existing trees within the dedicated road, including those to be retained and those to be removed; - Identify the location/ proximity of services within the road reserve; and - Provide details of proposed planting including common and botanical names, height and spread at maturity.	a) Prior to commencement of works on site for the relevant stage

CONDITION	TIMING
The plan is to be prepared by an Australian Institute of Landscape Architects registered landscape architect. b) Undertake the works in accordance with the endorsed streetscape works plans from part (a) of this condition. Works are to be carried out in accordance with the following standards: - AS1428.1 Design of Access and Mobility - AS1428.4 Tactile Ground Surface Indicators - AS/NZS 1158.3.1, 1999 pedestrian Area Lighting This work is to be certified by a suitably qualified urban design/landscape architect or Registered Professional Engineer Queensland RPEQ professional in accordance with the ULDA Certification Procedures Manual and to the satisfaction of the ULDA. c) On completion of this work submit written certification and "as constructed" plans to the ULDA demonstrating compliance with this condition. d) The developer must maintain street trees and other road reserve plantings for a period of twelve (12) months after an 'On-Maintenance' (landscape) inspection.	b) Prior to survey plan endorsement for the relevant stage c) Prior to survey plan endorsement for the relevant stage d) As indicated
5 Integrated Streetscape Plan Submit to the ULDA for approval an integrated streetscape concept plan indicating road kerb alignments, road cross sections, stormwater quality devices, on street car parking, proposed driveways, footpaths, stormwater, water and sewer mains and landscape treatments.	Prior to commencement of works for Stage 1
6 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 Central Highlands 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	a) Prior to commencement of site works for the relevant stage

	CONDITION	TIMING
	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) During site works for the relevant stage
7	Water Reticulation Central Highlands Regional Council – Nominated Assessing Authority a) Submit to the ULDA Principal Engineer engineering plans certified by a Registered Professional Engineer Queensland (RPEQ) detailing the water reticulation, including connections, required to service each lot generally in accordance with that shown on the approved Functional Layout Water Reticulation Sheet 1 FL007 dated 1 MAY 2012 (Received), Functional Layout Water Reticulation Sheet 2 FL008 dated 1 MAY 2012 (Received) and the <i>Capricornia Municipal Development Guidelines</i>. b) Construct the works in accordance with the approved plans c) Upon completion of the works, submit to the ULDA Principal Engineer "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 b) Prior to survey plan endorsement for the relevant stage c) Prior to survey plan endorsement for the relevant stage
8	Sewer Reticulation Central Highlands Regional Council (CHRC) – Nominated Assessing Authority a) Submit to the ULDA Principal Engineer engineering plans certified by a Registered Professional Engineer Queensland (RPEQ) detailing the sewer reticulation, including connections, required to service each lot generally in accordance with that shown on the approved Functional Layout Sewer Reticulation Sheet 1 FL005 dated 1 MAY 2012 (Received) and Functional Layout Sewer Reticulation Sheet 2 FL006 dated 1 MAY 2012 (Received) and the <i>Capricornia Municipal Development Guidelines</i>. b) Construct the works in accordance with the approved plans c) 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), in accordance with part b) of this condition.	a) Prior to commencement of works for the relevant stage b) Prior to survey plan endorsement for the relevant stage c) Prior to survey plan endorsement for the relevant stage
9	Stormwater Management (Quantity & Quality) a) Submit to the ULDA Principal Engineer engineering plans certified by a Registered Professional Engineer Queensland (RPEQ) demonstrating suitably treated stormwater, with the exception of water captured on-site in rainwater tanks, is drained from the site and carried without causing annoyance or nuisance to any person to a lawful point of discharge generally in accordance with the approved Functional Layout Roadworks & Drainage Plans Sheet 1 FL003 dated 1 MAY 2012 (Received) and Functional Layout Roadworks & Drainage Sheet 2 FL004 dated 1 MAY 2012 (Received) and the design and construction criteria contained in the <i>Capricorn Municipal Development Guidelines</i> and QUDM (2008). The stormwater drainage design must demonstrate that:	a) Prior to commencement of site works for the relevant stage

CONDITION	TIMING
▪ discharge from the site shall be as per pre-development, in regard to location, duration, frequency, concentration and point of discharge to downstream properties including road reserves. ▪ stormwater flow entering the site shall not be restricted ▪ internal swales shall be lined and landscaped to assist in the removal of sediment. ▪ water quality devices proposed can meet the required standards outlined in the <i>Capricorn Municipal Development Guidelines</i> and ▪ provide easements where necessary in favour of the Central Highlands Regional Council to cater for external flows through the subject site. b) Construct the works in accordance with the RPEQ certified plans c) 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), in accordance with part b) of this condition.	b) Prior to survey plan endorsement for the relevant stage c) Prior to survey plan endorsement for the relevant stage
10 Roadworks - Internal a) Submit to the ULDA Principal Engineer for compliance endorsement engineering plans certified by a Registered Professional Engineer Queensland (RPEQ) detailing the internal roadworks generally in accordance with that shown on the approved Functional Layout Roadworks & Drainage Plans Sheet 1 FL003 dated 1 MAY 2012 (Received) and Functional Layout Roadworks & Drainage Sheet 2 FL004 dated 1 MAY 2012 (Received) and the <i>Capricornia Municipal Development Guidelines</i> and the following: The Walsh Avenue / Bauman Way Intersection to incorporate dedicated right and left turn lanes into and out of Bauman Way b) Construct the works in accordance with the endorsed plans from part a) of this condition. c) 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), in accordance with part b) of this condition.	a) Prior to commencement of site works for the relevant stage. b) Prior to survey plan endorsement for the relevant stage c) Prior to survey plan endorsement for the relevant stage.
11 Roadworks – External Cordingly Street , Walsh Avenue and Bauman Way a) Submit to the ULDA Principal Engineer for compliance endorsement engineering plans certified by a Registered Professional Engineer Queensland (RPEQ) detailing the roadworks, including drainage, median, kerb & channel, footpath and property access in the: i. Cordingly Street, & Bauman Way Transition generally in accordance with the approved Functional Layout Roadworks & Drainage Plans Sheet 1 FL003 dated 1 MAY 2012 (Received) and Bauman Way and Cordingly Street Intersection Layout Plan FL010 dated 1 MAY 2012 (Received) and the <i>Capricornia Municipal Development Guidelines</i> and ii. Walsh Avenue Transition generally in accordance with the approved Functional Layout Roadworks & Drainage Sheet 2 FL004 dated 1	a) Prior to commencement of site works for the relevant stage

CONDITION	TIMING
MAY 2012 (Received) and the <i>Capricornia Municipal Development Guidelines</i>. b) Construct the works in accordance with the endorsed plans from part a) of this condition c) 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), in accordance with part b) of this condition.	b) Prior to survey plan endorsement for the relevant stage c) Prior to survey plan endorsement for the relevant stage
12 Street Lighting Design and install a street lighting system (including connections and energising) to all roads within the subdivision and to all footpaths/bikeways within road reserves at no cost to Council The design and construction of the street lighting system must: - be certified by a Registered Professional Engineer Queensland (RPEQ) in accordance with AS1158 "Street Lighting Applications" and the <i>Capricornia Municipal Development Guidelines</i> - meet the relevant requirements of the electricity supplier - be acceptable to the electricity supplier as 'Rate 2 Public Lighting'	Prior to survey plan endorsement for the relevant stage
13 Erosion & Sediment Control a) Submit to the ULDA an Erosion and Sediment Control (ESC) Plan in accordance with <i>Capricorn Municipal Development Guidelines</i>. Plan to be certified by Registered Professional Engineer Qld (RPEQ-Civil) or Certified Professional in Erosion and Sediment Control (CPESC). b) Implement the Erosion and Sediment Control Plan on site	a) Prior to commencement of work for the relevant stage b) At all times during construction works
14 Filling and Excavation a) Submit to the ULDA a Earthworks Management Plan checked and certified by a Registered Professional Engineer Queensland (RPEQ), specialising in geotechnical engineering, generally in accordance with the following: - The maximum height of any retaining wall which adjoins the side and / or rear boundary of any lot must not exceed 2.0 metres. - Retaining walls, including footings and drainage systems, must be constructed entirely within the boundaries of the lot and in accordance with the requirements of Planning Scheme Policy 3 – General Works. - Any fill within a Building Location Envelope must be compacted in accordance with Section 5 (Compaction Criteria) of AS 3798 – 1996 "Guidelines on Earthworks for Commercial and Residential Developments". - All retaining walls 1.0 m in height or greater must be designed and	a) Prior to commencement of site works for the relevant stage

CONDITION	TIMING
constructed as a cantilevered type wall that has a minimum design life of 50 years. i) Once constructed, a RPEQ must provide certification that the walls are structurally sound. ii) Gravity type retaining walls (i.e. boulder wall) may only be constructed where the height of the wall is less than 1.0m or a maximum height not exceeding quantity two (2) saw cut face A-grade boulders. iii) Retaining walls greater than 1.0 metre in public places must be provided with railings or other barriers to provide pedestrian safety. In addition to the above the Earthworks Management Plan shall: - Link and support the Soil and Erosion Plan b) Submit certification to the ULDA by a 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.	b) Prior to survey plan endorsement for the relevant stage
15 Easements over Infrastructure Central Highlands Regional Council - Nominated Assessing Authority Public utility easements must be provided, in favour of and at no cost to Central Highlands Regional Council (CHRC), over infrastructure located in private land that becomes contributed assets. The terms of the easements must be to the satisfaction of the CHRC Chief Executive Officer.	Prior to survey plan endorsement for the relevant stage
16 Electricity Submit to the ULDA written evidence of an agreement with an authorised electricity supplier (eg ERGON) to provide an underground electricity service to each lot.	Prior to survey plan endorsement for the relevant stage
17 Telecommunications Submit to the ULDA written evidence of an agreement with an authorised telecommunications supplier to provide an underground telecommunications service to each lot.	Prior to survey plan endorsement for the relevant stage
18 Broadband Provide infrastructure within the development to accommodate NBN services in accordance with NBN Co Limited 'New Developments: Deployment of the NBN Co Conduit and Pit Network – Guidelines for Developers', Doc. No NBN-TE-CTO-194, issue date 1st April 2011.	Prior to survey plan endorsement for the relevant stage
19 Repair damage to Kerb, Footpath or Road Repair to the satisfaction of the CHRC any damage to existing kerb and channel, road verge or roadway (including removal of concrete slurry from footpaths, roads, kerb and channel and stormwater gullies and pipes) that may occur during any	Prior to survey plan endorsement for the relevant stage

CONDITION		TIMING
	works carried out in association with the approved development.	
20	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 conjunction with the approved development.	Prior to survey plan endorsement for the relevant stage
21	Pre-Construction Certification No works shall commence until the ULDA acknowledges in writing receipt of certification package from the Project Coordinator in accordance with section 6.4 a) of the <i>ULDA Certification Procedure Manual</i> .	Prior to commencement of site works for the relevant stage
22	Post-Construction Certification Submit Post-Construction (Practical Completion) Certification, 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" in accordance with section 6.4 b) of the <i>ULDA Certification Procedure Manual</i>	Prior to survey plan endorsement for the relevant stage.
23	Infrastructure Contributions – Reconfiguring a Lot 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 contribution will be equivalent to the charge that applies to the development under the Central Highlands Regional Council's <i>Adopted Infrastructure Charges Resolution (no.1) 2011</i> , reviewed on 1 July each year and increased by the three year rolling average of the Queensland Roads and Bridges Index. The current contribution is \$25,047.00*# per additional lot. *The developer contributions will be adjusted each financial year for three year rolling average of the Queensland Roads and Bridges Index. # Less any offsets as agreed to in writing with the ULDA	Prior to survey plan endorsement for the relevant stage.

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 – Nominated Assessing Authority

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. For all enquiries regarding these conditions please contact the 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 ****