

3 December 2012

ULDA Ref. No: DEV2012/377

Mr John de La Couture
JDA Consultants
PO Box 2185
FORTITUDE VALLEY QLD 4006

Dear John

RE: SECTION 59(1)(a) UDA DEVELOPMENT APPROVAL FOR AN UDA DEVELOPMENT APPLICATION FOR A UDA DEVELOPMENT PERMIT FOR A MATERIAL CHANGE OF USE (12 DWELLING UNITS) AND OPERATIONAL WORK (FILLING AND EXCAVATION, STORMWATER DRAINAGE WORKS, LANDSCAPE WORKS, DRIVEWAY AND FOOTPATH WORKS) AT LOTS 13 AND 14 HUNTER STREET, BLACKWATER DESCRIBED AS LOTS 13 AND 14 ON SP211943

On 28 November 2012 the ULDA approved the UDA development application pursuant to s. 55(4)(b) of the *Urban Land Development Authority Act 2007*. The Urban Land Development Authority (ULDA) has decided to grant all of the UDA development approval applied for subject to UDA development conditions set out in the attached UDA Development Approval Package.

The UDA development application and the decision notice can also be viewed in the ULDA Development Approvals Register via the ULDA website www.ulda.qld.gov.au.

Should you have any queries in relation to the decision notice, please do not hesitate to contact myself on 07 3024 4166.

Yours sincerely



Matt Toon
PRINCIPAL PLANNER

UDA Decision Notice – Approval

Site information			
Name of urban development area (UDA)		Blackwater	
Site address		Lots 13 and 14 Hunter Street, Blackwater	
Lot on plan description	Lot number	Lot description	
	Lot 13	SP211943	
	Lot 14	SP211943	
UDA development application details			
ULDA reference number		DEV2012/377	
Lodgement date		8 November 2012	
Type of application		☒ New development involving:- ☒ Material change of use ☒ Development permit ☒ Operational work ☒ Development permit	
Description of proposal applied for		Development Permit for Multiple Residential (12 Dwelling Units) and associated Operational Works (filling and excavation, stormwater drainage works, landscape works, driveway and footpath works)	
UDA development approval details			
Decision of the ULDA		The ULDA has decided to grant all of the UDA development approval applied for, subject to UDA development conditions forming part of this decision notice	
Decision date		28 November 2012	
Currency period		4 Years from Decision Date	
Plans and specification			
The plans and specifications approved by the ULDA and referred to in the UDA development conditions concerning the UDA development approval are detailed below.			
Approved plans, reports and specifications		Number (if applicable)	Date (if applicable)
1.	Site Plan	SK1.02 Issue B	18/10/12
2.	Ground Floor Plan	SK2.01 Issue B	18/10/12

3.	First Floor Plan	SK2.02 Issue B	18/10/12
4.	Roof Plan	SK2.03 Issue B	18/10/12
5.	Private Open Space	SK2.04 Issue B	18/10/12
6.	Ground Floor Module Types	SK2.05 Issue B	18/10/12
7.	First Floor Module Types	SK2.06 Issue B	18/10/12
8.	Elevations	SK3.01 Issue B	18/10/12 (Amended in Red on 25 OCT 2012)
9.	Elevations	SK3.02 Issue B	18/10/12 (Amended in Red on 25 OCT 2012)
10.	Sections	SK4.01 Issue B	18/10/12
11.	Landscape Concept Package by Conlon Birrell Landscape Architects	Issue A	3 rd October 2012 (Amended in Red on 25 OCT 2012)

UDA Development Conditions

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 commencement of use
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 commencement of use
3.	Maintain the Approved Development Maintain the approved development (including landscaping, parking, driveways and other external spaces) in accordance with the approved drawings and/or documents, and any relevant ULDA or other approval required by the conditions.	To be maintained
4.	Outdoor Lighting Minimise outdoor lighting to reduce light spill in the adjacent residential properties to be in accordance with AS 4282:1997 <i>Control of the Obtrusive Effects of Outdoor Lighting</i> .	Prior to the commencement of use and to be maintained
5.	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 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 work sites during and outside construction work hours; d) management of groundwater and surface water collection, treatment and disposal to accepted environmental standards; 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	Prior to commencement of works

	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.	
6.	Water Connection Central Highlands Regional Council (CHRC) Nominated Assessing Authority Obtain approval and connect the development to the CHRC water reticulation network in accordance to the <i>Capricorn Municipal Development Guidelines</i> at no cost to the CHRC. Individual water meters are to be provided to each dwelling with only one connection point to Council's water main.	Prior to commencement of use
7.	Sewer Connection Central Highlands Regional Council (CHRC) Nominated Assessing Authority Obtain approval and connect the development to the CHRC sewerage reticulation network in accordance to the <i>Capricorn Municipal Development Guidelines</i> at no cost to the CHRC.	Prior to commencement of use
8.	Stormwater system Construct the internal stormwater lines to the existing underground system or discharge to kerb and gutter generally in accordance with the <i>Capricorn Municipal Development Guidelines</i>.	Prior to commencement of use
9.	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
10.	Vehicle Crossover, Access Driveway and Car Park Bays Construct and line marked the vehicle crossover, access driveway and car park bays in accordance with the <i>Capricorn Municipal Development Guidelines</i> and the <i>Manual of Uniform Traffic Control Devices</i>.	Prior to commencement of use
11.	Footpath a) Construct a footpath in Hunter Street, Pendula Lane and Summer Red Court along the entire frontage of the development in accordance with Central Highlands Regional Council (CHRC) requirements. b) After completion of part a) of this condition submit to the ULDA 'As Constructed' plans of the footpath.	Prior to commencement of use
12.	Landscape Works a) Construct landscaping and fencing including all private open space and driveway treatments generally in accordance with the approved Landscape Concept Package by Conlon Birrell Landscape Architects Issue A dated 3rd October 2012 (Amended in Red on 25 OCT 2012). b) Submit to the ULDA written certification from a qualified (AILA) landscape architect that the completed landscaping and fencing complies with part a) of this condition.	a) Prior to commencement of works b) Prior to commencement of use
13.	Street Trees Central Highlands Regional Council (CHRC) – Nominated Assessing Authority	

	Plant street trees in the road reserve between the site and the kerb generally in accordance with approved Landscape Concept Package by Conlon Birrell Landscape Architects Issue A dated 3 rd October 2012 (Amended in Red on 25 OCT 2012). 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 commencement of use and to be maintained
14	Repair Damage to Kerb, Footpath or Road 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 commencement of use
15	Soil Erosion and Sediment Control Instigate and maintain all necessary soil and erosion control measures in accordance with the Capricorn Municipal Development Guidelines.	At all times during works on site
16	Electricity Submit to the ULDA either written evidence: - demonstrating that existing underground low-voltage electricity supply is available to the newly created lots or - that the applicant has entered into an agreement with an authorised electricity supplier (e.g. Energex) to provide underground electricity services.	Prior to commencement of use
17	Telecommunications a) Submit to the ULDA documentation from an authorised telecommunications service provider to confirm that satisfactory agreements have been made for the provision of underground telecommunications to each new dwelling/lot within the proposed development. b) 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) c) Install the infrastructure within the development to accommodate future Broadband services in accordance with Communications Alliance Ltd <i>"National Broadband Network End User Premises Handbook"</i> (August 2010 or later).	a) Prior to commencement of use b) Prior to commencement of use c) Prior to commencement of use
18	Refuse Collection Enter into an agreement with the Central Highlands Regional Council to provide a waste collection service to the development.	Prior to the commencement of use and to be maintained
19	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. <i>The contribution, calculated at the time of payment will be equivalent to the charge that applies to the development under the Central Highlands Regional Council's Infrastructure Charges, reviewed on 1 July each year and increased by the three year rolling average of the Queensland Roads and Bridges Index.</i>	Prior to commencement of use

The current contribution is as follows:			
Development type/product	No. of units	Adopted Infrastructure Charge	Contribution
1 bedroom dwelling	4	\$10,000	\$40,000
2 bedroom dwelling	2	\$14,500	\$29,000
3 bedroom dwelling	6	\$25,000	\$150,000
Credits	2 lots	\$25,047	- \$50,094
TOTAL			\$168,906
*The developer contributions will be adjusted each financial year for three year rolling average of the Queensland Roads and Bridges Index.			

ADVICE

Please note that in order to lawfully undertake development, it may be necessary to obtain approvals other than this UDA development approval, some specific advices are outlined below. Other advices may include other approvals under the *Urban Land Development Authority Act 2007* as well as the *Sustainable Planning Act 2009* (e.g. for building work), the *Plumbing and Drainage Act 2002* and the *Commonwealth Environmental Protection and Biodiversity Act 1999*. Carrying out development may also be subject to 'duty of care' legislation such as the *Aboriginal Cultural Heritage Act 2003*. For advice on other approvals that may be necessary in relation to your proposal, please seek professional advice.

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 on

- (a) Sundays or public holidays, at any time; or
- (b) Saturdays or business days, 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.