

UDA Development Approval Package

Site address	271 Bedford Rd, Andergrove
Real property descriptions	Part Lot 1 on SP237606
Type of approval	Development Permit
Aspects of development	Reconfiguring a Lot
Description of proposal	Subdivision of 1 into 26 residential lots and new road with Plan of Development and associated operational works (bulk earthworks, roads, water, sewerage, footpaths, drainage)
ULDA reference number	DEV2012/306
Decision	Approved with Conditions
Decision date	16 October 2012
Currency period	4 years from the Decision date

Drawing or Document	Number	Plan or Document Date
Lot Reconfiguration Layout Plan – Stage 8	ULD23_SK01 Rev 3	30/08/12
Plan of Development for Stage 8	ULD23_SK02 Rev 3	30/08/12
Bulk Earthworks Layout Plan - Stage 8 prepared by Bornhorst + Ward.	SK-C011 Rev B	13/06/12
Water Reticulation Layout Plan – Stage 8 prepared by Bornhorst + Ward	SK-C072 Rev B	13/06/12
Sewer Reticulation Layout Plan – Stage 8 prepared by Bornhorst + Ward	SK-C062 Rev B	13/06/12
Roadworks and Drainage Layout Plan – Stage 8 prepared by Bornhorst + Ward	SK-C032 Rev B	13/06/12
Stormwater Management Plan, Andergrove prepared by WRM Water and Environment	0678-01-C	04/08/10

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

CONDITIONS	TIMING
3 Contaminated Land a) Land subject to contamination 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 b) Prior to survey plan endorsement
4 Vegetation Clearing a) Survey and stake the boundary of the site works of a 'fauna-friendly' design, which allows native fauna to leave the disturbed area, is to be utilised. b) Submit to the ULDA Environmental Officer written evidence that part a) of this condition has been satisfied. c) No clearing of vegetation is permitted outside of the staked boundary area. d) Any damage to vegetation outside of the boundary is to be rehabilitated at the contractor's expense. e) Vegetation located within the staked boundary area is to be cleared in a manner that serves to avoid injury or harm to arboreal and avian fauna. Habitat trees are to be identified and marked with highly visible flagging tape. An appropriately qualified spotter-catcher ("spotter") is to be present on site during the felling of all identified habitat trees. f) Where practicable, hollow bearing limbs should be removed from felled trees and relocated into areas nominated for retention to provide additional habitat resources for native fauna in these areas. g) Cleared vegetation areas are not to result in the spread of weeds within the site. All weed matter will, following removal and/or control efforts, be removed from the site for disposal at a suitable facility or burnt on-site in consultation with the Queensland Fire and Rescue Service.	a) Prior to commencement of vegetation clearing b) Prior to commencement of vegetation clearing c) At all times during site works d) Prior to sealing of survey plan e) At all times during vegetation clearing f) At all times during vegetation clearing g) As indicated

CONDITIONS	TIMING
5 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 including the stabilisation of exposed soils; • 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
6 Water Supply Reticulation a) Submit to the ULDA Principal Engineer detail engineering drawings for the water reticulation system certified by a Registered Professional Engineer of Queensland (RPEQ) generally in accordance with <i>Water Reticulation Layout Plan – Stage 8 SK-C072 Rev B</i> dated 13/06/12 prepared by Bornhorst+Ward and the "Mackay City Council – Water Supply Water Supply Design - 2008" standards. b) Construct the works in accordance with part a) of this condition. c) Submit to the ULDA "As Constructed" plans including an asset register, checked by a Registered Professional Engineer Queensland (RPEQ), certifying that the works have been completed in accordance with parts a) and b) of this condition.	a) Prior to the commencement of site works b) Prior to survey plan endorsement c) Prior to survey plan endorsement

CONDITIONS	TIMING
7 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
8 Sewerage Reticulation a) Submit to the ULDA Principal Engineer detail engineering drawings for the sewer reticulation system certified by a Registered Professional Engineer of Queensland (RPEQ) generally in accordance with <i>Sewer Reticulation Layout Plan – Stage 8 SK-C062 Rev B</i> dated 13/06/12 prepared by Bornhorst+Ward and the "Mackay City Council – Water Supply Sewer Design - 2008" standards. b) Construct the works in accordance with part a) of this condition. c) Submit to the ULDA "As Constructed" plans including an asset register, checked by a Registered Professional Engineer Queensland (RPEQ), certifying that the works have been completed in accordance with parts a) and b) of this condition.	a) Prior to the commencement of site works b) Prior to survey plan endorsement c) Prior to survey plan endorsement
9 Stormwater Quality a) Submit to the ULDA Principal Engineer for compliance endorsement detailed engineering plans certified by a Registered Professional Engineer Queensland (RPEQ) demonstrating the stormwater quality works for Stage 8 are generally in accordance with the <i>Mackay Regional Council Engineering Design Guidelines – Soil & Water Quality Guidelines 2008</i> and <i>WRM Water and Environment Stormwater Management Plan Andergrove</i> dated 4 August 2010. b) Construct works in accordance with part a) of this condition c) Submit to the ULDA "As Constructed" plans including an asset register in accordance with <i>Mackay Regional Council's Planning Scheme Engineering Design Guidelines</i>, certified by a Registered Professional Engineer Queensland (RPEQ).	a) Prior to the commencement of site works b) Prior to survey plan endorsement c) Prior to survey plan endorsement

CONDITIONS	TIMING
10 Stormwater (Quantity) a) Submit to ULDA Principal Engineer designs and hydraulic calculations for the proposed stormwater drainage system checked and certified by a Registered Professional Engineer Queensland (RPEQ) generally in accordance with <i>Roadworks and Drainage Layout Plan – Stage 8 SK-C032 Rev B</i> dated 13/06/12 prepared by Bornhorst+Ward, <i>Mackay Regional Council's Planning Scheme Engineering Design Guidelines and WRM Water and Environment Stormwater Management Plan Andergrove</i> dated 4 August 2010. 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. • No worsening discharge for all storm events up to the ARI 100 year b) Construct the works 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), certifying that the works have been completed in accordance with parts a) and b) of this condition.	a) Prior to commencement of site works b) Prior to survey plan endorsement c) Prior to survey plan endorsement
11 Filling and Excavation a) Earthworks are to be undertaken generally in accordance with approved <i>Stage 8 Bulk Earthworks Layout Plan SK-C011 Rev B</i> dated 13/06/12 prepared by Bornhorst+Ward. 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 <i>AS3798</i> 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

CONDITIONS	TIMING
12 Roads and Parking Areas a) Submit to the ULDA engineering drawings, checked and certified by a Registered Professional Engineer of Queensland (RPEQ) generally in accordance with <i>Lot Reconfiguration Layout Plan – Stage 8 ULD23_SK01 Rev 3</i> dated 30/08/12 and <i>Roadworks and Drainage Layout Plan – Stage 8 SK-C032 Rev B</i> dated 13/06/12 and Mackay Regional Council's 'Geometric Road Design' guidelines,. All on-street parking bays and associated manoeuvring spaces shall be designed in accordance with AS 2890.5 – 1993 On Street Parking Facilities b) Construct the works in accordance with part a) of this condition. c) Submit to the ULDA 'as-constructed' plans and asset register certified by an RPEQ (Civil) that all works have been constructed in accordance with parts a) and b) of this condition.	a) Prior to the commencement of works b) Prior to survey plan endorsement c) Prior to survey plan endorsement
13 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: • 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'	Prior to survey plan endorsement
14 Footpaths a) Submit to the ULDA for compliance endorsement footpath layout (including the pathway within the open space area west of proposed Lot 235 linking Whitefig Close to the existing pathway to the north) and engineering drawings certified by a Registered Professional Engineer Queensland (RPEQ) generally in accordance with the ULDA Guideline No 6 Street & Movement Network April 2012 and Mackay Regional Council's <i>Planning Scheme Engineering Design Guidelines</i>. b) Construct the works in accordance part a) of this condition c) 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).	a) Prior to commencement of work b) Prior to survey plan endorsement c) Prior to survey plan endorsement

CONDITIONS	TIMING
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 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 a) Submit to the ULDA written evidence of an agreement with an authorised telecommunications supplier to provide an underground telecommunications service to each lot within the proposed development. b) 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); and • future Broadband services in accordance with Communications Alliance Ltd <i>"National Broadband Network End User Premises Handbook"</i> (August 2010 or later).	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 Whitefig Close between housing and retained bushland in accordance with Mackay Regional Council's <i>Planning Scheme Engineering Design Guidelines</i>.	Prior to survey plan endorsement

CONDITIONS	TIMING
19 Public Landscape & Streetscape Works a) Submit to the ULDA for compliance endorsement detailed landscape plans certified by a qualified landscape architect (AILA) for all public landscaped areas in accordance with Mackay Regional Council's Landscape Guidelines.. The plans shall, where applicable, document the following: ▪ Existing site contours or levels ▪ Location of existing services ▪ Location of proposed drainage works within landscaped areas, including cross-sections and descriptions. ▪ Removal of weed species, barbed wire, building materials, rubbish, debris and other obstacles which may present a public liability risk. ▪ Construction of vehicle barriers/bollards along off street landscaped frontages to prevent unauthorised vehicular access. ▪ Provision of a lock-rail access point (positioned at a level and logical point), and associated vehicular crossover to each road frontage to off street landscaped areas. ▪ Details of laneway surface treatments ▪ Surface treatments, including the preparation of all open ground within open space areas to ensure that it is topsoiled, grassed and suitable for mowing. Grassing is to achieve 80% coverage at the time of On Maintenance inspection. ▪ Provision of plant schedule including street trees listing all proposed plants by botanical name, quantity and size at time of planting. b) Construct landscape works Submit to the ULDA certification from a suitably qualified landscape architect that all landscape works have been inspected and constructed in accordance with part a) of this condition c) On Maintenance Provide 12 months maintenance to the landscaping and street trees commencing on receipt of written confirmation from the ULDA that planting is satisfactory. d) Off Maintenance Inspection On completion of the 12 months maintenance period, contact the ULDA, Principal Engineer to arrange an Off Maintenance inspection.	a) Prior to commencement of work b) Prior to survey plan endorsement c) As indicated d) As indicated

CONDITIONS	TIMING
20 Erosion & 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 Mackay Regional Council's (MRC) adopted standards. b) The E&SC shall be closely monitored by a Registered Professional Engineer Queensland (RPEQ)	a) Prior to commencement of construction b) At all times during construction
21 Easements over Infrastructure Mackay Regional Council – Nominated Assessing Authority Public utility easements must be provided, in favour of and at no cost to Mackay Regional Council (MRC), over 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
23 Affordable Housing Submit to the ULDA evidence of how across the entire UDA: - a minimum of 60% of all dwellings for purchase at or below the medium house price for Mackay will be delivered and - minimum of 50% of all dwellings available to purchase or rent to low to moderate income households for Mackay will be delivered.	Prior to survey plan endorsement
24 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 survey plan endorsement
25 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

CONDITIONS	TIMING						
26 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 Mackay Regional Council's <i>Adopted Infrastructure Charges Resolution (No. 2) – 2011</i>, which is as follows: Table 2 – Adopted infrastructure charges and credits schedule <table border="1" data-bbox="300 611 1078 790"> <thead> <tr> <th>Development for which an adopted infrastructure charge may apply</th><th>Adopted infrastructure charges and credits</th></tr> </thead> <tbody> <tr> <td>1 or 2 bedroom dwelling</td><td>\$20,000/dwelling</td></tr> <tr> <td>3 or more bedroom dwelling</td><td>\$28,000/dwelling</td></tr> </tbody> </table> <i>This amount will be 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 three year average for the Queensland Roads and Bridges Construction Index.</i>	Development for which an adopted infrastructure charge may apply	Adopted infrastructure charges and credits	1 or 2 bedroom dwelling	\$20,000/dwelling	3 or more bedroom dwelling	\$28,000/dwelling	Prior to survey plan endorsement
Development for which an adopted infrastructure charge may apply	Adopted infrastructure charges and credits						
1 or 2 bedroom dwelling	\$20,000/dwelling						
3 or more bedroom dwelling	\$28,000/dwelling						
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 provision of essential infrastructure at the rate applicable at the time of payment. <i>This amount will be 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 three year average for the Queensland Roads and Bridges Construction Index.</i>	Prior to endorsement of Community Management Statement or commencement of use whichever comes first.						

STANDARD 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.

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.

Urban Land Development Authority
DEV2012/306
Subdivision of 1 into 26 residential lots and new road

**** End of Package ****