

UDA Development Approval Package

Site Address	14 – 16 Railway Street, Blackwater
Real property description	Lot 1 on RP608586, Lot 2 on RP612177 & Lot 602 on HT596
Urban Development Area (UDA)	Blackwater
Type of approval	UDA Development Permit, subject to conditions
Aspects of Development	Operational Works
Description of Proposal	Streetscape Works, Advertising Device, Footpath, Drainage Works, Soil Erosion and Sediment Control
ULDA reference number	DEV2012/255
Decision date	14 June 2012
Currency period	4 years from Decision Date

Approved Drawings or Documents	Number	Plan or Document Date
Ground Floor Plan	2207-2001	20/03/12
Elevations & Section	2207-3001	20/03/12
Pavement Details	S5959 4-01 Rev B	20/03/12
Pavement Details	S5959 4-02 Rev A	19/03/12
Awning Details	S5959 1-01 Rev B	20/03/12

PROJECT TEAM

Dou Ribu Senior Planner Development Assessment Urban Land Development Authority	David Elliott Principal Engineer Development Assessment Urban Land Development Authority
---	--

CONDITION		TIMING
1	Carry out the approved development Carry out and complete the development generally in accordance with the approved plan/s, drawing/s and document/s and the conditions contained in this approval.	Prior to the commencement of use and to be maintained
2	Complete all Operational Works Complete all operational 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 the commencement of use

CONDITION		TIMING
3	Streetscape Works a) Streetscape works (including pavement, drainage, landscape, advertising signs and street furniture) to be undertaken generally in accordance with the approved Ground Floor Plan 2207-2001 dated 20/03/12, approved Elevations & Section 2207-3001 dated 20/03/12, approved Pavement Details S5959 4-01 Rev B dated 20/03/12, approved Pavement Details S5959 4-02 Rev A dated 19/03/12, approved Awning Details S5959 1-01 Rev B dated 20/03/12 to Central Highlands Regional Council standards b) Submit to the ULDA on completion of the streetscape works, written certification from a suitably qualified professional(s) that the completed streetscape complies with part a) this condition. c) Maintain all landscaping within the streetscape in accordance with the detailed plans and to industry standards	a) Prior to commencement of works b) Prior to commencement of use c) To be maintained
4	Advertising Devices Central Highlands Regional Council (CHRC) – Nominated Assessing Authority Submit to the Central Highlands Regional Council (CHRC) as the Nominated Assessing Authority for approval any proposed signage or advertising device, in accordance with Division 8: Schedule A in the Development Design Code of the Durga Planning Scheme.	Prior to commencement of use
5	Soil Erosion and Sediment Control a) Submit to the ULDA an Erosion and Sediment Control (ESC) Plan prepared by a Registered Professional Engineer Queensland (RPEQ) in accordance with <i>Capricorn Municipal Development Guidelines</i>. b) Implement the approved Erosion and Sediment Control Plan on site	a) Prior to commencement of site works b) At all times during construction works

CONDITION		TIMING
6	Construction Management Plan a) Submit to the ULDA Principal Engineer a site based construction management plan that will include but not be limited to: i. Provision for the management of traffic around and through the site during and outside of construction work hours; ii. provision for parking and materials delivery during and outside of construction hours of work; iii. management of sedimentation, erosion and dust generated from the site during and outside construction work hours; iv. management of groundwater and surface water collection, treatment and disposal to accepted environmental standards; v. 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. 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 works b) At all times during construction
7	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
8	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 the commencement of the use
9	Road Corridor Permit Department of Transport & Main Roads (DTMR) – Nominated Assessing Authority Obtain a Road Corridor Permit from the Department of Transport and Main Roads (DTMR) as a Nominated Assessing Authority for the construction of streetscape works within the Railway Street road reserve.	Prior to the commencement of works

CONDITION		TIMING
10	Road Opening Permit Central Highlands Regional Council – Nominated Assessing Authority Obtain a Road Opening Permit from the Central Highlands Regional Council (CHRC) as a Nominated Assessing Authority for the construction of streetscape works within the Railway Street road reserve.	Prior to the commencement of works

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.

**** End of Package ****