

ULDA Decision Notice

Site Address	58-60 Railway St, Blackwater
Real property description	Lot 28 on SP193689 & Lot 1 B33738
Type of approval	UDA Development Permit subject to conditions
Aspects of development	Operational Works
Description of proposal	Roadworks and associated soil erosion and sediment control, filling and excavation, pavement, and stormwater drainage works
ULDA reference number	DEV2012/337
Decision date	09 August 2012
Currency period	2 Years from Decision date

Approved Drawings or Documents	Number	Plan or Document Date
External Works Grading & Pavement Plan Sheet 2	P1296-B043 Rev B	28/06/12
External Works Grading & Pavement Plan Sheet 3	P1296-B044 Rev B	28/06/12
External Works Grading & Pavement Plan Sheet 4	P1296-B045 Rev B	28/06/12
External Works Road, Swale and Footpath Setout Tables	P1296-B046 Rev B	28/06/12
External Works Road Cross Sections Sheet 1	P1296-B047 Rev B	28/06/12
External Works Road Cross Sections Sheet 2	P1296-B048 Rev B	28/06/12
External Works Swale Longitudinal Section	P1206-B049 Rev B	28/06/12
External Works Sign & Linemarking Plan Sheet 1	P1296-B050 Rev B	28/06/12
External Works Sign & Linemarking Plan Sheet 2	P1296-B051 Rev B	28/06/12
External Works Sign & Linemarking Plan Sheet 3	P1296-B052 Rev B	28/06/12
External Works Linemarking Legend & Notes	P1296-B053 Rev B	28/06/12
External Works Civil Details Sheet 1	P1296-B054 Rev B	28/06/12
External Works Civil Details Sheet 2	P1296-B055 Rev B	28/06/12
External Works Civil Details Sheet 3	P1296-B056 Rev B	28/06/12
External Works Erosion & Sediment Control Plan Details	P1296-B057 Rev A	28/06/12
External Works Erosion & Sediment Control Plan Notes	P1296-B058 Rev A	28/06/12

PROJECT TEAM

Dou Ribu Senior 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 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 building and 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 commencement of use

CONDITION	TIMING
3. Construction Management Plan a. Submit to the ULDA a Site Based Construction Management Plan that includes but is not 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 dust generated from the site during and outside construction work hours; iv. 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; v. management of contaminated soils (if required), including removal, treatment and replacement in accordance with site remediation plans prepared and approved specifically for this site; and vi. Unless otherwise approved - Hours of construction must be Monday to Saturday 6.30am to 6.30pm. Construction work in relation to the development must not be conducted outside the above hours or on Sunday or Public Holidays. 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 and 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
4. Soil Erosion and Sediment Control Implement soil erosion and sediment control on the work site generally in accordance with approved Erosion & Sediment Control Plan Details P1296-B057 Rev A and Erosion & Sediment Control Plan Notes P1296-B058 Rev A both dated 28/06/12.	At all times during site works

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5.	Roadworks – External - Railway Street (Capricorn Highway) a. Submit to the ULDA Principal Engineer engineering drawings certified by a Registered Professional Engineer Queensland (RPEQ) and endorsed by the Department of Transport & Main Roads (DTMR) of the proposed road, drainage and footpath works in Railway Street generally in accordance with the following plans prepared by Lowenstein & Stumpo. <table><thead><tr><th>Plan Description</th><th>Plan No</th><th>Date</th></tr></thead><tbody><tr><td>External Works Grading & Pavement Plan Sheet 2</td><td>P1296-B043 Rev B</td><td>28/06/12</td></tr><tr><td>External Works Grading & Pavement Plan Sheet 3</td><td>P1296-B044 Rev B</td><td>28/06/12</td></tr><tr><td>External Works Grading & Pavement Plan Sheet 4</td><td>P1296-B045 Rev B</td><td>28/06/12</td></tr><tr><td>External Works Road, Swale and Footpath Setout Tables</td><td>P1296-B046 Rev B</td><td>28/06/12</td></tr><tr><td>External Works Road Cross Sections Sheet 1</td><td>P1296-B047 Rev B</td><td>28/06/12</td></tr><tr><td>External Works Road Cross Sections Sheet 2</td><td>P1296-B048 Rev B</td><td>28/06/12</td></tr><tr><td>External Works Swale Longitudinal Section</td><td>P1206-B049 Rev B</td><td>28/06/12</td></tr><tr><td>External Works Sign & Linemarking Plan Sheet 1</td><td>P1296-B050 Rev B</td><td>28/06/12</td></tr><tr><td>External Works Sign & Linemarking Plan Sheet 2</td><td>P1296-B051 Rev B</td><td>28/06/12</td></tr><tr><td>External Works Sign & Linemarking Plan Sheet 3</td><td>P1296-B052 Rev B</td><td>28/06/12</td></tr><tr><td>External Works Linemarking Legend & Notes</td><td>P1296-B053 Rev B</td><td>28/06/12</td></tr><tr><td>External Works Civil Details Sheet 1</td><td>P1296-B054 Rev B</td><td>28/06/12</td></tr><tr><td>External Works Civil Details Sheet 2</td><td>P1296-B055 Rev B</td><td>28/06/12</td></tr><tr><td>External Works Civil Details Sheet 3</td><td>P1296-B056 Rev B</td><td>28/06/12</td></tr></tbody></table> b. Construct the proposed works in accordance with the endorsed plans from part a. of this condition. c. Submit to the ULDA 'as-constructed' plans and an asset register in a format acceptable to the Department of Transport & Main Roads (DTMR) certified by an RPEQ.	Plan Description	Plan No	Date	External Works Grading & Pavement Plan Sheet 2	P1296-B043 Rev B	28/06/12	External Works Grading & Pavement Plan Sheet 3	P1296-B044 Rev B	28/06/12	External Works Grading & Pavement Plan Sheet 4	P1296-B045 Rev B	28/06/12	External Works Road, Swale and Footpath Setout Tables	P1296-B046 Rev B	28/06/12	External Works Road Cross Sections Sheet 1	P1296-B047 Rev B	28/06/12	External Works Road Cross Sections Sheet 2	P1296-B048 Rev B	28/06/12	External Works Swale Longitudinal Section	P1206-B049 Rev B	28/06/12	External Works Sign & Linemarking Plan Sheet 1	P1296-B050 Rev B	28/06/12	External Works Sign & Linemarking Plan Sheet 2	P1296-B051 Rev B	28/06/12	External Works Sign & Linemarking Plan Sheet 3	P1296-B052 Rev B	28/06/12	External Works Linemarking Legend & Notes	P1296-B053 Rev B	28/06/12	External Works Civil Details Sheet 1	P1296-B054 Rev B	28/06/12	External Works Civil Details Sheet 2	P1296-B055 Rev B	28/06/12	External Works Civil Details Sheet 3	P1296-B056 Rev B	28/06/12	a. Prior to commencement of work b. Prior to commencement of use c. Prior to commencement of use
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6.	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																																													
7.	Damage and Repairs 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																																													

CONDITION	TIMING
8. 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 Procedures Manual</i>.	Prior to commencement of site works
9. 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 Procedures Manual</i>.	Prior to commencement of use

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.

Central Highlands Regional Council (CHRC) as the 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.

Published Standards

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

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 ****