

UDA Development Approval Package

Site Address	58-60 Railway St, Blackwater
Real property description	Lot 28 on SP193689 & Lot 1 B33738
Type of approval	UDA development approval subject to conditions
Aspects of development	Material Change of Use, ERA 8 (Chemical storage) and associated Operational Works
Description of proposal	Material Change of Use for an unmanned Service Station, ERA 8 application (Chemical storage) and associated Operational Works (landscaping and signage)
ULDA reference number	DEV2012/227
Decision date	04 May 2012
Currency period	4 Years from Decision date

Approved Drawings or Documents	Number	Plan or Document Date
Existing Site Plan	P1296-A849 Rev B	19/10/11
Proposed Site Plan (Received 05/04/12)	P1296-A850 Rev C	19/10/11
Under Canopy Plan	P1296-A874 Rev A	06/07/10
Proposed Canopy Elevations	P1296-A875 Rev A	16/04/10
Proposed Canopy Sections	P1296-A893 Rev A	07/07/10
Control Room Floor Plan and Elevations	P1296-B878 Rev A	08/06/10
Proposed Site Signage Plan (Received 05/04/12)	P1296-S850 Rev C	19/10/11
Proposed Site Signage Details	P1296-S851 Rev A	22/10/10
Conceptual Stormwater Management Plan	SWMP1 Rev A	14/02/12
Landscape Concept Plan	111976-SD-L1.01 Rev 02	16/02/12
Central Highlands Regional Council Conditions – Environmentally Relevant Activity Approved Conditions	ERA Document 1	02/05/12

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 the commencement of use and to be maintained
2.	Complete all Building and 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 the commencement of use

CONDITION		TIMING
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.	Construction Management Plan 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. The construction management plan shall be reviewed and approved by the principal consultant overseeing and 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.	Prior to commencement of site works Prior to commencement of works At all times during site works
5.	Site Decontamination & Remediation a. Submit to the ULDA a i. Stage 1 Preliminary Site Investigation Report reviewed by the Department of Environment and Resource	a. Prior to commencement of work

CONDITION	TIMING
Management (DERM) or an accredited third party reviewer; and ii. Strategy for the removal and/or remediation of the site to a suitable standard for development in accordance with the relevant standards and guidelines for the assessment and management of contaminated land in Queensland. <i>Note:- At the time of preparation of these conditions, the relevant standards and guidelines were The Environmental Protection Act 1994 and the Draft Guidelines for the Assessment and Management of Contaminated Land in Queensland (DEH 1998).</i> b. Undertake all removal and/or remediation works in accordance with the endorsed strategy	b. Prior to commencement of use
6. Demolition Works All buildings or other structures on the land must be demolished and/or removed, to the satisfaction of the ULDA. Approval of an application for building works (if required) for the demolition and/or removal, must be obtained from the relevant authority prior to the commencement of such works.	Prior to commencement of use
7. Advertising Signage Central Highlands Regional Council (CHRC) – Nominated Assessing Authority Submit for compliance endorsement to the Central Highlands Regional Council, as the nominated assessing authority, any signage and advertising devices in accordance with the Duringa Planning Scheme – Development Design Code.	Prior to commencement of work
8. Detailed Landscape Plan a. Submit to the ULDA for approval a detailed Landscape Plan prepared by a suitably qualified Landscape Architect generally as shown on Landscape Concept Plan SD-L1.01 Rev 02 dated 16/02/12. Landscape plan is to demonstrate: ▪ Selected species and fencing do not block visual surveillance to adjacent footpaths ▪ Selected species are drought tolerant and low maintenance ▪ Existing contours and proposed finished levels for earthwork ▪ Location of existing and proposed services ▪ Location, species' botanical name, pot size, numbers and mature height of all proposed planting b. On completion of the landscape works, submit to the ULDA written certification from a qualified (AILA) landscape architect that the completed landscaping complies with part a. of this condition.	a. Prior to commencement of work b. Prior to commencement of use

CONDITION		TIMING
9.	Soil Erosion and 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 b. At all times during site works
10.	Stormwater Drainage a. Submit to the ULDA detailed engineering plans certified by Registered Professional Engineer Qld (RPEQ-Civil) detailing stormwater quantity and quality works generally in accordance with the Conceptual Stormwater Management Plan SWMP1 Rev A dated 14 February 2012 and the <i>Capricornia Municipal Development Guidelines</i> b. Construct the works in accordance with the RPEQ certified plans. c. Submit to the ULDA 'as-constructed' plans of the completed works.	a. Prior to commencement of work b. Prior to commencement of use c. Prior to commencement of use
11.	Service Conduits & Mains Central Highlands Regional Council (CHRC) – Nominated Assessing Authority 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
12.	Traffic – B-Double Route Department of Transport & Main Roads (DTMR) – Nominated Assessing Authority a. Make application to DTMR as the nominated assessing authority and obtain their compliance endorsement for the proposed 25m B-Double route in Arthur Street between the site egress point and the Capricorn Highway. Provide a copy of the approval to the ULDA. b. Construct in accordance with part (a).	a. Prior to commencement of use b. Prior to commencement of use
13.	Access Driveways a. Design and construct verge driveway crossover slabs generally in accordance with Proposed Site Plan P1296-A850 Rev B dated 19/10/11 to the requirements of the <i>Capricornia Municipal Development Guidelines</i> standard drawing CMDG-R-042	a. Prior to commencement of use b. Prior to

CONDITION		TIMING									
	b. Demolish existing vehicle crossovers as shown on Proposed Site Plan P1296-A850 Rev B dated 19/10/11 and reinstate the verge to pre-development condition.	commencement of use									
14.	Footpath a. Design and construct a 1.5m wide footpath along the Railway and Arthur Streets frontages to the requirements of the <i>Capricornia Municipal Development Guidelines</i> b. Submit to the ULDA 'as-constructed' drawings and certification from an RPEQ (Civil) that the works have been completed in accordance with part a. of this condition.	a. Prior to commencement of use b. Prior to commencement of use									
15.	Damage and Repairs Central Highlands Regional Council (CHRC) – Nominated Assessing Authority 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									
16.	Chemical Storage – Environmentally Relevant Activity (ERA) #8 Central Highlands Regional Council (CHRC) – Nominated Assessing Authority Operate the Chemical Storage Facilities in accordance with the conditions of licence issued by CHRC in the Central Highlands Regional Council Conditions – Environmentally Relevant Activity Approved Conditions dated 02/05/12 (received).	As indicated and to be maintained									
17.	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 contribution below has been calculated in accordance with Central Highlands Regional Council's " <i>Adopted Infrastructure Charges Resolution(No 1) 2011 for Duaringa Shire 2007</i> ", adopted by CHRC General Meeting dated 1 August 2011. <table border="1" data-bbox="293 1729 1136 1971"> <thead> <tr> <th>Development Use</th><th>Methodology</th><th>Contribution</th></tr> </thead> <tbody> <tr> <td>Commercial (retail) – Service Station</td><td>\$140 per m² GFA – approx 8m² (Control Room)</td><td>\$1,120.00</td></tr> <tr> <td>TOTAL</td><td></td><td>\$1,120.00</td></tr> </tbody> </table>	Development Use	Methodology	Contribution	Commercial (retail) – Service Station	\$140 per m ² GFA – approx 8m ² (Control Room)	\$1,120.00	TOTAL		\$1,120.00	Prior to commencement of use
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TOTAL		\$1,120.00									

CONDITION	TIMING
<i>Note: The above Infrastructure Charges (IC) calculations are subject to offsets for previous IC payments for the site. Credit will be applied upon procurement of receipt of previous applicable infrastructure contributions.</i> <i>*The developer contributions will be adjusted each financial year for three year rolling average of the Queensland Roads and Bridges Index.</i>	

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 the commencement of any building work, a Compliance certificate is required from the relevant Local Authority.

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.

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.

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 ****