

ULDA Decision Notice

Site Address	2 Mulga Street, Blackwater
Real property description	Lots 2 on SP181608
Type of approval	UDA development permit subject to conditions
Aspects of development	Material change of use and operational works
Description of proposal	Extension to existing Club and associated operational work (erosion and sediment control, stormwater drainage, fill and excavation, carpark and advertising device)
ULDA reference number	DEV2011/170
Decision date	18 May 2012
Currency period	4 years from Decision date

Approved Drawings or Documents	Number	Plan or Document Date
Proposed Site Plan	WD1.00 Rev P4	16.02.12 (Amended in Red on 23 April 2012).
Proposed Floor Plan	DD1.01 Rev P2	11.10.11
Proposed Roof Plan	DD1.02 Rev P2	11.10.11
Proposed Elevations	DD2.01 Rev P2	11.10.11
Proposed Elevations	DD2.02 Rev P2	11.10.11
Proposed Sections	DD3.01 Rev P2	11.10.11
Entry Sign	DD1.05 Rev 1	13.04.12
Noise Impact Assessment prepared by JT Environmental	Rev No. B	11.04.12
Stormwater Drainage Plan	C-100 Rev B	22.01.2012

PROJECT TEAM

Matt Toon Principal 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 and to be maintained
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 drawing(s) and /or documents, and any relevant ULDA or other approval required by the conditions.	To be maintained

	CONDITION	TIMING
4.	Landscaping a) Submit to the ULDA for approval detailed landscape plans certified by an accredited Landscape Architect (AILA) for all external landscaped areas generally in accordance with approved proposed Site Plan WD-1.00 Rev P4 dated 16.02.12 (Amended in Red on 23 April 2012).. Landscaping is to ensure: ▪ selected species are drought tolerant and low maintenance ▪ street trees 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 do not impact upon sewerage or water infrastructure and ▪ appropriate screen planting in front of the acoustic fence along Mulga Street. b) On completion of the landscape works, provide to the ULDA written certification from a licensed and experienced AILA Landscape Architect or Landscape Contractor that the completed landscaping complies with part a) of this condition.	a) Prior to commencement of landscape work b) Prior to commencement of use
5.	Erosion and Sediment Control a) Submit to the ULDA Principal Engineer an Erosion and Sediment Control Plan certified by a Registered Professional Engineer Queensland (RPEQ) prepared in accordance with the <i>Capricorn Municipal Development Guidelines</i>. b) Implement the Erosion and Sediment Control Plan in accordance with the RPEQ certified plans.	a) Prior to commencement of works b) At all times during site works and to be maintained
6.	Filling and Excavation a) Submit to the ULDA Principal Engineer a Bulk Earthworks Plan certified by a Registered Professional Engineer Queensland (RPEQ) prepared in accordance with the <i>Capricorn Municipal Development Guidelines</i>. b) Construct the bulk earthworks in accordance with the RPEQ certified plans.	a) Prior to commencement of works b) Prior to commencement of use
7.	Stormwater Management (Quantity and Quality) Install stormwater drainage reticulation including water quality improvement devices generally as shown on approved Stormwater Drainage Plan C-100 Rev B dated 22.01.12 in accordance with the <i>Capricorn Municipal Development Guidelines</i>.	Prior to commencement of use
8.	Refuse Management Enter into an agreement with the Central Highlands Regional Council to provide a waste collection service to the development.	Prior to commencement of use and to be maintained

CONDITION		TIMING
9.	Car Parking The car parking area shall be constructed, sealed and line marked as shown on the approved Proposed Site Plan WD1.00 Rev P4 dated 16.02.12 (Amended in Red on 23 April 2012) and in accordance with AS2890.1: <i>Parking Facilities – Off Street Parking</i> and the <i>Capricorn Municipal Development Guidelines</i>.	Prior to commencement of use and to be maintained
10.	Car Park Lighting Design and install car park lighting to comply with AS1158 and lighting 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 commencement of use and to be maintained
11.	Water Connection Central Highlands Regional Council (CHRC) – Nominated Assessing Authority Connect to CHRC reticulated water supply system at no cost to the CHRC. The connection is to be inspected and approved by the CHRC.	Prior to commencement of use
12.	Sewer Connection Central Highlands Regional Council (CHRC) – Nominated Assessing Authority Connect to CHRC reticulated sewerage system at no cost to the CHRC. The connection is to be inspected and approved by the CHRC.	Prior to commencement of use
13.	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
14.	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
15.	Acoustic Treatment Construct a 1.5m metre high acoustic fence generally in accordance with the approved JT Environmental Noise Impact Assessment Rev B dated 11.04.12 and the Proposed Site Plan WD1.00 Rev P4 dated 16.02.2012 (Amended in Red on 23 April 2012).	Prior to commencement of the use

CONDITION		TIMING			
16.	Electricity Submit to the ULDA either: - written evidence demonstrating that existing underground low-voltage electricity supply is available to the existing lot, or - 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 commencement of work			
17.	Telecommunications 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.	Prior to commencement of work			
18.	Infrastructure Contributions Pay to the Urban Land Development Authority a monetary contribution towards the cost of the provision of essential infrastructure. The contribution, calculated at the time of lodgement will be equivalent to the charge that applies to the development under the Central Highlands Regional Council's <i>Adopted Infrastructure Charge Resolution (No 1) 2011</i>, reviewed on 1 July each year and increased by the three year rolling average of the Queensland Roads and Bridges Index. The current contribution in Blackwater is: <table border="1"> <tr> <td>Indoor Sport and Recreational Facility</td><td>\$100 per m² of GFA for adopted infrastructure charge</td><td>\$5.00 per m² of GFA for adopted charge for stormwater network</td></tr> </table> Additional GFA = 165m² x \$105 Total = \$17,325.00* <i>*The developer contributions will be adjusted each financial year for three year rolling average of the Queensland Roads and Bridges Index.</i>	Indoor Sport and Recreational Facility	\$100 per m ² of GFA for adopted infrastructure charge	\$5.00 per m ² of GFA for adopted charge for stormwater network	Prior to commencement of use
Indoor Sport and Recreational Facility	\$100 per m ² of GFA for adopted infrastructure charge	\$5.00 per m ² of GFA for adopted charge for stormwater network			

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

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.

Any construction work out of these hours, including Sundays and public holidays must have the prior written consent of the Chief Executive Officer, Central Highlands Regional Council.

Location of Service Equipment

All service equipment, including air-conditioning units, waste disposal units (bins) and lighting must be located so as not to cause a nuisance to the occupants of adjoining and neighbouring premises and maintained at all times after commencement of use.

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 ****