ULDA Decision Notice

Site Address	Corner Littlefield Street & Capricorn Highway, Blackwater
Real property description	Lot 82 on CP910332
Type of development	UDA development approval subject to conditions
Aspects of Development	Operational work
Description of Proposal	Earthworks, pavement & drainage works, erosion and sediment control
ULDA reference number	DEV2011/127
Decision date	4 July 2011
Currency period	2 years from Decision date

Approved Drawings or Documents	**Number**	**Plan or Document Date**
General Arrangement	01 Rev B (Amended in Red)	May 2011
Pavement, Grading & Stormwater Drainage plan	02 Rev B	May 2011
Sections A-A and B-B	03 Rev B	May 2011
Overall Layout plan	8438-C02 Amendment B (Amended in Red)	01.03.11

PROJECT TEAM

Matt Toon Principal Planner Development Assessment Urban Land Development Authority	**David Elliott** Principal Engineer Development Assessment Urban Land Development Authority	**Roger Naidoo** Development Engineer Central Highlands Regional Council

CONDITIONS OF APPROVAL

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 Operational Works** **Central Highlands Regional Council (CHRC) – Nominated Assessing Authority** Complete all 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
3	**Pre-Start Meeting** **Central Highlands Regional Council (CHRC) – Nominated Assessing Authority** Undertake a pre-start meeting with the CHRC. At this meeting the CHRC is to be advised in writing of the name of the contractor and the appointment Principal Contractor's contact details.	1 week prior to commencement of work.
4	**Supervision and Certification**	

	CONDITION	TIMING
	Central Highlands Regional Council (CHRC) – Nominated Assessing Authority	
	a. The works shall be supervised on the applicant's behalf by an RPEQ Engineer.	a. At all times during construction works
	b. Submit to CHRC, certified "as constructed" plans of the work.	b. At start of "On Maintenance" period
5	**Construction testing** **Central Highlands Regional Council (CHRC) – Nominated Assessing Authority**	
	a. Submit to the CHRC final pavement design based on subgrade California Bearing Ratio (CBR) results.	a. Prior to commencement of work
	b. All construction testing, including soil testing for design confirmation and project control, must be undertaken in accordance with the test schedule listed in the *Capricorn Municipal Development Guidelines* specification. All testing is to be carried out at the developer's/subdivider's cost, by a testing organisation acceptable to CHRC.	b. At all times during construction works
	c. Submit to the CHRC certified results of testing in support of subgrade analysis, pavement design, subgrade densities, pavement analysis, and pavement densities.	c. At start of "On Maintenance" period
6	**Erosion and sedimentation control** **Central Highlands Regional Council (CHRC) – Nominated Assessing Authority** Submit to the CHRC an Erosion and Sediment Control Plan for:	
	a. CONSTRUCTION - This plan must correlate with the Contractors intended construction program and demonstrate how the above will be achieved through each stage of construction. This Erosion & Sedimentation Control Plan must include the type of control measures proposed, their location and proposed checking and maintenance frequencies.	a. Prior to commencement of site works and to be maintained during construction works
	b. POST CONSTRUCTION – This plan must show what measures are proposed for long term sediment and erosion control. As a minimum CHRC expects either the footpath areas to be mulched or the placement of turf strips behind the kerb and concrete footpaths. This Erosion & Sedimentation Control Plan must also include strategies for inspection after each rainfall event and the sweeping and picking up of silt from roads and the kerb & channel if and when required during the maintenance period.	b. At start of "On Maintenance" period and to be maintained
7	**Dust Suppression** **Central Highlands Regional Council (CHRC) – Nominated Assessing Authority**	At all times during construction works

	CONDITION	TIMING
	a. Intrusion of dust from the work site to neighbouring areas shall be monitored, controlled, and minimised and b. submit to the CHRC Development Engineer a contact number for enquiries and complaints.	
8	**Central Highlands Regional Council inspections** **Central Highlands Regional Council (CHRC) – Nominated Assessing Authority** Contact the CHRC Development Engineer or his delegate to undertake inspections of the work at the following stages: ▪ stormwater drainage pipelines complete prior to backfilling ▪ pavement box complete prior to pavement placement (subgrade) ▪ after placement of sub-base course ▪ pavement complete after placement of base course and prior to asphalt/bitumen surfacing ▪ any structural concrete works after placement of all reinforcing steel but prior to placement of concrete ▪ at practical completion and ▪ at completion of maintenance period. Adequate notice (48 hours minimum or otherwise agreed timeframe) is to be given to CHRC Engineer to enable him to arrange the above inspections of the work.	At all times during construction works
9	**Work within road reserves** **Central Highlands Regional Council (CHRC) – Nominated Assessing Authority** Submit to the CHRC for approval a Traffic Management Plan in accordance with the requirements of Part 3 of the *Manual for Uniform Traffic Control Devices*.	Prior to start of work on CHRC roads
10	**Separation from other services** **Central Highlands Regional Council (CHRC) – Nominated Assessing Authority** Submit to CHRC Development Engineer certification from a Registered Professional Engineer Queensland (RPEQ) that all services have adequate separation from all other services.	At start of "On Maintenance" period
11	**As constructed information** **Central Highlands Regional Council (CHRC) – Nominated Assessing Authority** Submit to the CHRC: ▪ A complete "As Constructed" drawing set provided in the following formats. o One (1) clean set of engineering drawing prints. All amendments are to be shown either in red ink or highlighted and duly signed / sealed by the Engineer o Electronic drawings compatible with AutoCAD and CivilCad	Prior to or at "On Maintenance" inspection

CONDITION		TIMING
	Software (i.e. DWG or DXF file, or survey transfer file respectively) with both the design drawings and the "As Constructed" drawings on separate layers within the one drawing and o Electronic files in PDF file format. *Please contact CHRC Commercial Services department for detailed information on electronic file formats and requirements.* ▪ A completed schedule of quantities of all materials used and completed construction costs for all infrastructure associated with the development. This is for inclusion within CHRC asset registers and is to include any roads, footpaths, streetlights, and stormwater, water and sewerage infrastructure associated with the development. ▪ One (1) full set of results from all construction testing, including summary sheets, must be duly certified by the appropriate registered testing authority. This includes a full set of signed Inspection Test Plans as per the specification for the project.	
12	**Maintenance period and developers' maintenance bond** **Central Highlands Regional Council (CHRC) – Nominated Assessing Authority** a. On Maintenance Provide 12 months' maintenance to the works on receipt of written confirmation from the CHRC that works are satisfactory. Before the works can be placed "On Maintenance" a bank guarantee (in favour of CHRC), to the value of 5% of the constructed cost of the works is to be lodged with Council. This bond, provided by and in the name of the Developer, is held for twelve months or until the works are placed "off maintenance". Prior to the development being placed "on maintenance" all fees and documentation, including "As Constructed" drawings, must be provided to, and accepted by, CHRC. During this maintenance period, the whole of the works are to be maintained for a period of twelve (12) months after formal acceptance of the works by CHRC at practical completion. Maintenance includes vegetation control and soil erosion control. The Developer shall, at his cost, undertake and complete all works of a maintenance nature required by CHRC prior to final acceptance Off Maintenance inspection of the works b. Off Maintenance On completion of the 12 months maintenance period, contact the CHRC to arrange an "Off Maintenance" inspection.	a. Upon completion of the operational works b. Upon completion of 12 months "On Maintenance" period

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 commencement of any building work a Compliance Permit will be required from the Central Highlands Regional Council.

Central Highlands Regional Council – 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. For all enquiries regarding these conditions please contact the CHRC.

Dial Before You Dig
Dial Before You Dig enquiries are the responsibility of the developer. CHRC and ULDA accept no responsibility for any issue arising from damage of services or conflicts between services.

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.

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 ****