

ULDA Decision Notice

Site Address	71 Mackenzie St, Blackwater
Real property description	Lot 100 on SP211943
Type of development	UDA development approval subject to conditions
Aspects of Development	Operational work
Description of Proposal	Earthworks, roadworks & drainage, sewer reticulation, water reticulation and erosion and sediment control
ULDA reference number	DEV2011/125
Decision date	27 May 2011
Currency period	2 years from Decision date

Approved Drawings or Documents	Number	Plan or Document Date
Index and locality plan	Q05-187-02A-00 Rev B	16.12.10
Earthworks layout plan	Q05-187-02A-01 Rev B	16.12.10
Roadworks & Drainage layout plan	Q05-187-02A-02 Rev B	16.12.10
Sewer Reticulation Layout plan Longitudinal Section & Details	Q05-187-02A-03 Rev B	16.12.10
Water Reticulation Layout plan	Q05-187-02A-04 Rev B	16.12.10
Erosion & Sediment Control Layout plan	Q05-187-02A-04 Rev B	16.12.10

PROJECT TEAM

Matt Toon Principal Planner Development Assessment Urban Land Development Authority	Robert Gray DA Engineer Development Assessment Urban Land Development Authority	Roger Naidoo Development Engineer Central Highlands Regional Council
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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 Complete all operational and building 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 the commencement of work.
4	Supervision and Certification Central Highlands Regional Council (CHRC) – Nominated Assessing Authority	

CONDITION		TIMING
	a. The works shall be supervised on the applicant's behalf by an RPEQ Engineer. b. Submit to CHRC, certified "as constructed" plans of the work.	a. At all times during construction works 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 Baring Ratio (CBR) results. 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 <i>Capricorn Municipal Development Guidelines</i> specification. All testing is to be carried out at the developer's/subdivider's cost, by a testing organisation acceptable to CHRC. c. Submit to the CHRC certified results of testing in support of subgrade analysis, pavement design, subgrade densities, pavement analysis, and pavement densities.	a. Prior to commencement of work b. At all times during construction works b. At start of "On Maintenance" period
6	Connection to Council's water and sewer reticulation networks Central Highlands Regional Council (CHRC) – Nominated Assessing Authority Contact the CHRC's Manager Water Utilities to obtain an approved connection to the CHRC's water and sewer reticulation networks at no cost to the CHRC. <i>Please contact CHRC Water Utilities Manager, Mr Daniel Pymble, for further information.</i>	Prior to commencement of use
7	Erosion and sedimentation control Central Highlands Regional Council (CHRC) – Nominated Assessing Authority Effective erosion and sedimentation control shall be provided at all times during the works, including the maintenance period. Runoff from all areas where the natural surface is disturbed by construction shall be free of pollutants and / or sediment before it is dispersed to stable areas, or directed to existing stormwater drains or natural watercourses. Prior to work commencing site specific Erosion & Sedimentation Control Plans must be submitted to CHRC for each of the following: a) CONSTRUCTION - This plan must correlate with the Contractors intended construction program and demonstrate how the above will	As indicated

CONDITION	TIMING
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. b) POST CONSTRUCTION – This plan must show what measures are proposed for long term sediment and erosion control. As a minimum Council 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.	
8 Dust Suppression Central Highlands Regional Council (CHRC) – Nominated Assessing Authority Intrusion of dust from the work site to neighbouring areas shall be closely monitored, controlled, and minimised. The Contractor shall provide a contact number for enquiries and complaints.	At all times during construction works
9 Central Highlands Regional Council inspections Central Highlands Regional Council (CHRC) – Nominated Assessing Authority The works shall be available for inspection by CHRC Engineer, or his delegate, at all times during construction work. At the following hold points, CHRC Engineer or his delegate must be contacted and given opportunity to undertake inspections of the work at the following stages: ▪ Stormwater drainage pipelines complete prior to backfilling; ▪ Water and sewerage reticulation pipelines prior to backfilling; ▪ Water and sewerage reticulation during testing; ▪ 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; ▪ At completion of maintenance period. Adequate notice (48 hours minimum or otherwise agreed timeframe) is to be given to CHRC Engineer by the Developer's Engineer to enable him to arrange the above inspections of the work.	At all times during construction works
10 Work within road reserves Central Highlands Regional Council (CHRC) – Nominated Assessing Authority For any work on CHRC roads submit to the CHRC for approval a Traffic Management Plan in accordance with the requirements of Part 3	Prior to commencement of work on CHRC roads

CONDITION		TIMING
	of the <i>Manual for Uniform Traffic Control Devices</i> are met.	
11	Water main protection Central Highlands Regional Council (CHRC) – Nominated Assessing Authority All water mains are to have warning tape installed above the pipe in accordance with <i>Capricorn Municipal Development Guidelines</i> specification C401.34.	At start of “On Maintenance” period
12	Separation from other services Central Highlands Regional Council (CHRC) – Nominated Assessing Authority Submit to Roger Naidoo, Development Engineer with the CHRC certification from a Registered Professional Engineer Queensland (RPEQ) that all services have adequate separation from all other services.	At start of “On Maintenance” period
13	Permanent Survey Marks Central Highlands Regional Council (CHRC) – Nominated Assessing Authority Submit to Roger Naidoo, Development Engineer with the CHRC a certificate from a Licensed Surveyor that all permanent survey marks are reinstated where necessary and are in the their correct position in accordance with the plan of survey and the following requirements: ▪ not more than 200 metres apart including from existing permanent survey marks ▪ the location of marks shall be easily visible in all directions and where practical shall be cast into the top of widened section of kerb and channelling adjacent to gully boxes ▪ an adequate number of ties shall be provided to locate the position of all permanent survey marks in relation to adjacent property boundaries ▪ reduced levels shall be recorded for all permanent survey marks and such levels shall be referred to Australian Height Datum and ▪ a certified copy of each permanent survey mark sketch plan (Form 6) shall be submitted with the plan of survey. <i>Note: Co-ordinate references must be in accordance with the Geocentric Datum of Australia (GDA).</i>	At start of “On Maintenance” period
14	As constructed information Central Highlands Regional Council (CHRC) – Nominated Assessing Authority a. The following must be on the site at the “On Maintenance” inspection: ▪ All sewer property connections (jump-ups) must be clearly marked in accordance with CDMG specification C402.21. ▪ All water property connection points must be clearly evident. ▪ All water main valves and hydrants must be clearly marked in accordance with CMDG specification C401.34. b. Submitted to CHRC:	a. During “On Maintenance” inspection

CONDITION	TIMING
▪ Location of pegs identifying house junctions to each allotment. Any variation to the type of house junctions to be noted. ▪ Location and level of the origin of the survey datum. ▪ Variation to allotment boundaries. ▪ A complete "As Constructed" drawing set must be provided in the following formats: ○ One (1) clean set of engineering drawing prints. All amendments are to be shown either in <u>red ink</u> or <u>highlighted</u> and duly signed / sealed by the Engineer; ○ Electronic drawings compatible with AutoCAD and CivilCad 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 ○ Electronic files in PDF file format. <i>Please contact CHRC Commercial Services department for detailed information on electronic file formats and requirements.</i> ▪ 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. ▪ Where testing of allotment fill is concerned, a lot layout plan shall be submitted showing clearly location of test, test result, any re-tested samples with their result, depth above original surface level and total depth of fill.	b. Prior to or at the "On Maintenance" inspection
15 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.	a. Upon completion of the operational works

CONDITION	TIMING
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.	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 Isaac 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 ****