

## ULDA Decision Notice

|                                  |                                                 |
|----------------------------------|-------------------------------------------------|
| <b>Site Address</b>              | Cnr Arthur St, Rufus St and Doon St, Blackwater |
| <b>Real property description</b> | Lot 11 on CPB33758                              |
| <b>Type of approval</b>          | UDA development approval with conditions        |
| <b>Aspects of development</b>    | Material change of use                          |
| <b>Description of proposal</b>   | Multiple residential (12 dwellings units)       |
| <b>ULDA reference number</b>     | DEV2011/123                                     |
| <b>Decision date</b>             | 2 September 2011                                |
| <b>Currency period</b>           | 4 years from decision date                      |

| <b>Approved Drawings or Documents</b>                                                                   | <b>Number</b>                                               | <b>Plan or Document Date</b> |
|---------------------------------------------------------------------------------------------------------|-------------------------------------------------------------|------------------------------|
| Title Sheet Legends & Area Schedule                                                                     | DA1000 Issue 3                                              | 23.02.11                     |
| Site Plan, Roof Plan                                                                                    | DA1000 Issue 3<br>(Amended in Red)                          | 15.02.11                     |
| Site Elevations , Site Sections                                                                         | DA1500 Issue 2                                              | 04.02.11                     |
| Building A Floor Plans                                                                                  | DA2100 Issue 2<br>(Amended in Red)                          | 04.02.11                     |
| Building B Floor Plans                                                                                  | DA2200 Issue 3<br>(Amended in Red)                          | 14.02.11                     |
| Building C Floor Plans                                                                                  | DA2300 Issue 3<br>(Amended in Red)                          | 15.02.11                     |
| Building D Floor Plans                                                                                  | DA2400 Issue 3<br>(Amended in Red)                          | 15.02.11                     |
| Building A Elevations & Sections                                                                        | DA3100 Issue 2                                              | 04.02.11                     |
| Building B Elevations & Sections                                                                        | DA3200 Issue 2                                              | 04.02.11                     |
| Building C Elevations                                                                                   | DA3300 Issue 2                                              | 04.02.11                     |
| Building D Elevations & Sections                                                                        | DA3400 Issue 2                                              | 04.02.11                     |
| Landscape Development Application Plan                                                                  | Sheets 5, 6, 7,8, 9, 10,<br>11, 12 & 13<br>(Amended in Red) | 18 July 2011                 |
| Bornhorst + Ward Consulting Engineers<br>Site Based Stormwater Management & Civil<br>Engineering Report | 10227 Revision A                                            | February 2011                |

### PROJECT TEAM

|                                                                                                  |                                                                                                       |
|--------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------|
| <b>Matt Toon</b><br>Principal Planner Development Assessment<br>Urban Land Development Authority | <b>David Elliott</b><br>Principal Engineer Development Assessment<br>Urban Land Development Authority |
|--------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------|

| <b>CONDITION</b>                                                                                                                                                                                                                             | <b>TIMING</b>                                         |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------|
| 1. <b>Carry out the approved development</b><br><br>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. <b>Complete all Operational Works</b><br><br>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 | Prior to the commencement of use                      |

|    | CONDITION                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | TIMING                                                                                    |
|----|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------|
|    | accordance with the approved plans.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                           |
| 3. | <p><b>Maintain the Approved Development</b></p> <p>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.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | To be maintained                                                                          |
| 4. | <p><b>Energy Efficiency</b></p> <p>a) Submit to the ULDA a report outlining the energy efficient features employed in the building which is to include but not limited to:</p> <ul style="list-style-type: none"> <li>▪ energy efficient plant and equipment</li> <li>▪ use of gas, solar or heat pump hot water systems as standard with insulated pipes</li> <li>▪ maximise the use of energy efficient lighting</li> <li>▪ implement demand management strategies to reduce energy consumption and</li> <li>▪ the consideration of construction and fit out materials with low embodied energy.</li> </ul> <p>b) Submit to the ULDA written certification that the completed building complies with part a) this condition.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | <p>a) Prior to approval for Building Works</p> <p>b) Prior to the commencement of use</p> |
| 5. | <p><b>Construction Management Plan</b></p> <p>a) Submit to the ULDA a Site Based Construction Management Plan that includes but is not limited to:</p> <ul style="list-style-type: none"> <li>▪ provision for the management of traffic around and through the site during and outside of construction work hours</li> <li>▪ provision for parking and materials delivery during and outside of construction hours of work</li> <li>▪ management of dust generated from the site during and outside construction work hours</li> <li>▪ management of sedimentation and erosion in accordance with <i>Capricorn Municipal Development Guidelines</i> certified by Registered Professional Engineer Qld (RPEQ-Civil) or Certified Professional in Erosion and Sediment Control (CPESC) and</li> <li>▪ management of contaminated soils (if required), including removal, treatment and replacement in accordance with site remediation plans prepared and approved specifically for this site.</li> </ul> <p>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.</p> | a) Prior to commencement of site works                                                    |

| CONDITION |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | TIMING                                                                                                           |
|-----------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------|
|           | 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.                                                                                                                                                                                                                                                                                                                                                                           | b) At all times during site works                                                                                |
| 6.        | <p><b>Landscaping</b></p> <p>a) Construct and complete private landscaping generally in accordance with the approved Landscape Development Application Plan Sheets 5, 6, 7, 8, 9, 10, 11, 12 &amp; 13 (Amended in Red) dated 18 July 2011.</p> <p>b) Submit to the ULDA on completion of the landscape works, written certification from a suitably qualified professional that the completed landscaping complies with part a) this condition.</p> <p>c) Maintain all landscaping in accordance with the detailed plans and to industry standards</p> | <p>a) Prior to the commencement of use</p> <p>b) Prior to the commencement of use</p> <p>c) To be maintained</p> |
| 7.        | <p><b>Streetscape works</b></p> <p>a) Submit to the ULDA for approval a streetscape public works plan including all proposed street trees in accordance with the ULDA's Blackwater Urban Development Area Open Space and Townscape Strategy dated November 2010 and is to ensure trees are sited in accordance with Ergon Energy's Plant Smart document for the Central Highlands Regional Council area and not to impact upon sewerage or water infrastructure.</p> <p>b) Undertake the works in accordance with part a) of this condition.</p>       | <p>a) Prior to approval of building works</p> <p>b) As indicated and to be maintained</p>                        |
| 8.        | <p><b>Stormwater Management</b><br/><b>Central Highlands Regional Council – Nominated Assessing Authority</b></p> <p>All stormwater, with the exception of water captured on-site in rainwater tanks, is to be drained from the site and carried without causing annoyance or nuisance to any person to a lawful point of discharge in Rufus Street in accordance with the approved Bornhorst + Ward Consulting Engineers Site Based Stormwater Management &amp; Civil Engineering Report 10227 Revision A dated February 2011.</p>                    | Prior to the commencement of use and to be maintained                                                            |
| 9.        | <p><b>Outdoor Lighting</b></p> <p>Design outdoor lighting to minimise light spill in the adjacent residential properties to be in accordance with <i>AS 4282:1997 Control of the Obtrusive Effects of Outdoor Lighting</i>.</p>                                                                                                                                                                                                                                                                                                                        | Prior to the commencement of use and to be maintained                                                            |
| 10.       | <p><b>Refuse Management</b><br/><b>Central Highlands Regional Council – Nominated Assessing Authority</b></p> <p>a. Enter into an agreement with the Central Highlands Regional Council to provide a waste collection service to the development.</p>                                                                                                                                                                                                                                                                                                  | Prior to the commencement of use and to be maintained                                                            |

|     | CONDITION                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | TIMING                                                                                                                                                                       |
|-----|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|     | <p>b. Provide a suitably screened, paved and drained storage area fitted with a hose cock onsite to accommodate refuse and recyclables bin for each unit.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                              |
| 11. | <p><b>Car parking and access</b><br/> <b>Central Highlands Regional Council – Nominated Assessing Authority</b></p> <p>Internal driveway and car parking areas are to be constructed, sealed and line marked in accordance with <i>AS2890.1: Parking Facilities – Off Street Parking</i> and the <i>Capricorn Municipal Development Guidelines Std Drg SD-R-041 Rev C</i>.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | <p>Prior to the commencement of use and to be maintained</p>                                                                                                                 |
| 12. | <p><b>Water Connection</b><br/> <b>Central Highlands Regional Council – Nominated Assessing Authority</b></p> <p>a. Submit and obtain approval from the Central Highlands Regional Council's (CHRC) the water supply layout showing extension of the network to the site and connection to the site in accordance with CHRC current standards. Individual water meters with a 20mm diameter are to be provided to each unit with only one connection point to Council's main to CHRC standards.</p> <p>b. Construct works to CHRC requirements.</p> <p>c. Submit certified As-constructed drawings and information in accordance with ULDA &amp; CHRC requirements, certifying that the works have been completed in accordance with the approved drawings and CHRC adopted standards, for approval by CHRC prior to 'On-maintenance'</p> <p>d. Connect to CHRC's reticulated water supply system. The connection is to be inspected and approved by the CHRC.</p> | <p>a. Prior to the commencement of work</p> <p>b. Prior to survey plan endorsement</p> <p>c. Prior to survey plan endorsement</p> <p>d. Prior to survey plan endorsement</p> |
| 13. | <p><b>Sewer Connection</b><br/> <b>Central Highlands Regional Council – Nominated Assessing Authority</b></p> <p>a. Submit and obtain approval from the Central Highlands Regional Council's (CHRC) the sewer layout including the connection to the reticulated sewerage system in accordance with the approved Bornhorst + Ward Consulting Engineers Site Based Stormwater Management &amp; Civil Engineering Report 10227 Revision A dated February 2011 and CHRC's current standards.</p> <p>b. Construct works to CHRC requirements</p> <p>c. Submit certified As-constructed drawings and information in accordance with ULDA &amp; CHRC requirements, certifying that the works have been completed in accordance with the approved drawings and CHRC adopted standards, for approval by CHRC prior to 'On-maintenance'</p>                                                                                                                                 | <p>a. Prior to the commencement of work</p> <p>b. Prior to survey plan endorsement</p> <p>c. Prior to survey plan endorsement</p>                                            |

|     | CONDITION                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | TIMING                               |
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|     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                      |
| 14. | <p><b>Service Conduits &amp; Mains</b><br/> <b>Central Highlands Regional Council – Nominated Assessing Authority</b></p> <p>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.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Prior to the commencement of use     |
| 15. | <p><b>Damage and Repairs</b><br/> <b>Central Highlands Regional Council (CHRC) – Nominated Assessing Authority</b></p> <p>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.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Prior to the commencement of use     |
| 16. | <p><b>Footpath</b><br/> <b>Central Highlands Regional Council – Nominated Assessing Authority</b></p> <p>Construct for the full length of all frontages to the property, a 1.2 metre wide footpath within the Council road reserve in accordance with <i>Capricorn Municipal Development Guidelines</i>.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Prior to the commencement of the use |
| 17. | <p><b>Electricity</b></p> <p>Submit to the ULDA either:</p> <ul style="list-style-type: none"> <li>▪ written evidence demonstrating that existing underground low-voltage electricity supply is available to the existing lot or</li> <li>▪ written evidence that the applicant has entered into an agreement with an authorised electricity supplier (e.g. Ergon) to provide underground electricity services.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Prior to the commencement of use     |
| 18. | <p><b>Telecommunications</b></p> <ol style="list-style-type: none"> <li>a. 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.</li> <li>b. Where new infrastructure is to be installed to bring telecommunications to the site, install infrastructure to accommodate NBN services in accordance with NBN Co Ltd <i>'New Developments: Deployment of the NBN Co Conduit and Pipe Network – Guidelines for Developers'</i> (April 2011 or later)</li> <li>c. Install the infrastructure within the development to accommodate future Broadband services in accordance with Communications Alliance Ltd <i>"National Broadband Network End User Premises Handbook"</i> (August 2010 or later).</li> </ol> | Prior to commencement of use         |

| CONDITION              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | TIMING                 |             |              |          |                                                                                                                                                                                                                                                                                                        |             |       |                                                                                                                                                                                                                                                                                                      |            |              |  |                    |                              |
|------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------|-------------|--------------|----------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------|-------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|--------------|--|--------------------|------------------------------|
| 19.                    | <p><b>Infrastructure Contributions</b></p> <p>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.</p> <p>The current contribution has been calculated in accordance with Central Highlands Regional Council's <i>"Duaringa" Planning Scheme Policy No.2 – Water and Sewer Headworks Contributions</i> which are as follows:</p> <p>The developer contributions will be adjusted for inflation each year and the amount payable will be that which applies at the time of actual payment.</p> <table border="1"> <thead> <tr> <th>Headworks contribution</th><th>Methodology</th><th>Contribution</th></tr> </thead> <tbody> <tr> <td>Sewerage</td><td> <p>Ts x Cs</p> <p>Ts = equivalent tenements<br/>Cs = contribution applicable per equivalent tenement<br/>Currently \$1,1848.00 per ET</p> <p>1 bedroom unit = 0.4 ET<br/>5 off<br/>2 bedroom unit = 0.5 ET<br/>6 off<br/>3 bedroom unit = 0.75 ET<br/>1 off</p> <p>5.75 * \$1,848.00 = \$10,626.00</p> </td><td>\$10,626.00</td></tr> <tr> <td>Water</td><td> <p>Tw x Cw</p> <p>Tw = equivalent tenements<br/>Cw = contribution applicable per equivalent tenement<br/>Currently \$1,691.00 per ET</p> <p>1 bedroom unit = 0.4 ET<br/>5 off<br/>2 bedroom unit = 0.5 ET<br/>6 off<br/>3 bedroom unit = 0.75 ET<br/>1 off</p> <p>5.75 * \$1,691.00 = \$9,723.00</p> </td><td>\$9,723.00</td></tr> <tr> <td><b>TOTAL</b></td><td></td><td><b>\$20,349.00</b></td></tr> </tbody> </table> | Headworks contribution | Methodology | Contribution | Sewerage | <p>Ts x Cs</p> <p>Ts = equivalent tenements<br/>Cs = contribution applicable per equivalent tenement<br/>Currently \$1,1848.00 per ET</p> <p>1 bedroom unit = 0.4 ET<br/>5 off<br/>2 bedroom unit = 0.5 ET<br/>6 off<br/>3 bedroom unit = 0.75 ET<br/>1 off</p> <p>5.75 * \$1,848.00 = \$10,626.00</p> | \$10,626.00 | Water | <p>Tw x Cw</p> <p>Tw = equivalent tenements<br/>Cw = contribution applicable per equivalent tenement<br/>Currently \$1,691.00 per ET</p> <p>1 bedroom unit = 0.4 ET<br/>5 off<br/>2 bedroom unit = 0.5 ET<br/>6 off<br/>3 bedroom unit = 0.75 ET<br/>1 off</p> <p>5.75 * \$1,691.00 = \$9,723.00</p> | \$9,723.00 | <b>TOTAL</b> |  | <b>\$20,349.00</b> | Prior to commencement of use |
| Headworks contribution | Methodology                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Contribution           |             |              |          |                                                                                                                                                                                                                                                                                                        |             |       |                                                                                                                                                                                                                                                                                                      |            |              |  |                    |                              |
| Sewerage               | <p>Ts x Cs</p> <p>Ts = equivalent tenements<br/>Cs = contribution applicable per equivalent tenement<br/>Currently \$1,1848.00 per ET</p> <p>1 bedroom unit = 0.4 ET<br/>5 off<br/>2 bedroom unit = 0.5 ET<br/>6 off<br/>3 bedroom unit = 0.75 ET<br/>1 off</p> <p>5.75 * \$1,848.00 = \$10,626.00</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | \$10,626.00            |             |              |          |                                                                                                                                                                                                                                                                                                        |             |       |                                                                                                                                                                                                                                                                                                      |            |              |  |                    |                              |
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| <b>TOTAL</b>           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | <b>\$20,349.00</b>     |             |              |          |                                                                                                                                                                                                                                                                                                        |             |       |                                                                                                                                                                                                                                                                                                      |            |              |  |                    |                              |

## 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.

### **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 \*\***