

UDA Development Approval Package

Site Address	17 – 19 Doon St, Blackwater
Real property description	Lot 711 and 712 on HT595
Type of approval	Material Change of Use
Aspects of Development	Food Premise
Description of Proposal	Restaurant with drive-through facility 42 indoor seat dining area 27 seat outdoor dining area ancillary landscaping and 27onsite car parks
ULDA reference number	DEV2010/108
Decision date	11 May 2011
Currency period	4 years from decision date

Approved Drawings or Documents	Number	Plan or Document Date
PA Architects, Proposed Site Plan	DA-A002 A	21-12-10
PA Architects, Proposed Floor Plan	DA-A100	18-11-10
PA Architects, South and West Elevations	DA-A200	18-11-10
PA Architects, North and East Elevations	DA-A201	18-11-10
PA Architects, External Finishes Schedule	DA-A202	18-11-10
RPS McDonald's Blackwater, QLD Development Application – Landscape Statement of Landscape Intent	PR107048_DA_landscape (Issue: 01)	20 th December 2010
RPS McDonald's Blackwater, QLD Development Application – Landscape Plant schedule	PR107048_DA_landscape (Issue: 01)	20 th December 2010
RPS McDonald's Blackwater, QLD Development Application – Landscape Preliminary Landscape Specification Notes	PR107048_DA_landscape (Issue: 01)	20 th December 2010
PA Architects, Proposed Signage Plan	DA-SG2	04-01-11
PA Architects, Signage Details 1	DA-SG3	04-01-11
PA Architects, Signage Details 2	DA-SG4	04-01-11
PA Architects, South & West Signage Elevations	DA-SG5	04-01-11
PA Architects, North & East Signage Elevations	DA-SG6	04-01-11

PROJECT TEAM

Matt Toon Principal Planner Development Assessment Urban Land Development Authority	Con de Groot Principal Engineer Development Assessment Urban Land Development Authority	Maryanne Thornley Senior Town Planner Central Highlands Regional Council
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CONDITION	TIMING
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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 Operational and Building 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	Amenity Noise Central Highlands Regional Council – Nominated Assessing Authority To protect the noise amenity of nearby residential area the development is to ensure noise emanating from the site does not exceed the criteria set out in the <i>Environmental Protection (Noise) Policy 2008 – Schedule 1</i> at surrounding sensitive receptors.	As indicated and to be maintained
4	Energy Efficiency a) Submit to the ULDA a report outlining the energy efficient features employed in the building which is to include but not limited to: ▪ energy efficient plant and equipment (ensure appliances are rated at the highest relevant National Minimum Energy Performance Standards (MEPS) ▪ use of gas, solar or heat pump hot water systems as standard with insulated pipes ▪ maximise the use of natural light and energy efficient lighting ▪ implement demand management strategies to reduce energy consumption and ▪ the consideration of construction and fit out materials with low embodied energy. b) Submit to the ULDA written certification that the completed building complies with part a) this condition.	a) Prior to approval for Building Works b) Prior to the commencement of use
5	Landscaping a) Landscaping to be undertaken generally in accordance with the approved RPS McDonald's Blackwater, QLD Development Application – Landscape Statement of Landscape Intent, Landscape Plant Schedule and Preliminary Landscape Specification Notes No. PR107048_DA_landscapae (Issue: 01) dated 20th December 2010. Selected species are to be endemic to the Blackwater environment. 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. c) Maintain all landscaping in accordance with the detailed plans and to industry standards	a) Prior to commencement of landscape works b) Prior to commencement of use c) To be maintained

CONDITION		TIMING
6	Street Trees Central Highlands Regional Council – Nominated Assessing Authority The road reserve between the site and the kerb of Doon Street & Bluff Street are to be planted with street trees, at a spacing of one (1) tree per 15m, and not be located within 10m of the access to the site. The species 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. The plantings must not impact upon sewerage or water infrastructure.	Prior to commencement of use and to be maintained
7	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>. b. Implement the approved Erosion and Sediment Control Plan on site	a. Prior to commencement of site works b. At all times during construction works
8	Stormwater Drainage 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 accordance with design and construction criteria contained in the <i>Capricorn Municipal Development Guidelines</i>.	Prior to the commencement of use and to be maintained
9	Finished floor level Submit to the ULDA certification from a Registered Professional Engineer Qld (RPEQ) that the Finished Surface Level would not be flooded during a 50 year ARI local flood event.	Prior to the commencement of use and to be maintained
10	Car parking and access Driveways 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 requirements of the <i>Capricornia Municipal Development Guidelines standard drawing SD-R-042, Rev C</i>.	Prior to the commencement of use and to be maintained
11	Water Connection Central Highlands Regional Council (CHRC) – Nominated Assessing Authority a. Submit for approval of the Chief Executive Officer, or delegate of the CHRC the water supply layout provision for main cocks, enveloper pipes at cross street services, meter assessable and metre box to the front property boundary and valve and hydrant markers in accordance with IRC current standards. b. Connect to CHRC's reticulated water supply system at no cost to the CHRC.	a. Prior to commencement of work b. Prior to the commencement of use

CONDITION	TIMING
12 Sewer Connection Central Highlands Regional Council (CHRC) – Nominated Assessing Authority a. Submit for approval of the Chief Executive Officer, or delegate of the Central Highlands Regional Council's (CHRC) the sewer layout including connection branches in accordance with CHRC's current standards. b. Connected to CHRC's reticulated sewerage system.	a. Prior to commencement of work b. Prior to the commencement of use
13 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
14 Repair damage to kerb, footpath or road 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 the commencement of the use
15 Refuse Collection Central Highlands Regional Council (CHRC) – Nominated Assessing Authority Enter into an agreement with the Central Highlands Regional Council or private waste contractor to provide a waste collection service to the development.	Prior to the commencement of use and to be maintained
16 Easements Central Highlands Regional Council (CHRC) – Nominated Assessing Authority Where applicable, an internal easement must be provided to CHRC for any part of a sewerage, water supply or drainage network (including overland flow paths) that passes through the site and is of benefit to another allotment. Any such easement must be of an adequate width to protect that infrastructure.	Prior to the commencement of the use
17 Footpath Central Highlands Regional Council – Nominated Assessing Authority Construct for the full length of the property a 2 metre wide footpath within the Doon and Bluff Streets road reserve in accordance with <i>Capricorn Municipal Development Guidelines</i>.	Prior to the commencement of the use
18 Outdoor Lighting Minimise outdoor lighting to reduce light spill in the adjacent residential	Prior to the commencement of use and to be

CONDITION		TIMING												
	properties to be in accordance with <i>AS 4282:1997 Control of the Obtrusive Effects of Outdoor Lighting</i> .	maintained												
19	Electricity Submit to the ULDA either: ■ written evidence demonstrating that existing underground low-voltage electricity supply is available to the newly created lots 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 the commencement of use												
20	Telecommunications Enter into an agreement with a telecommunication carrier to provide underground telecommunication services to the proposed development.	Prior to the commencement of use												
21	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 current contribution has been calculated in accordance with Central Highlands Regional Council's <i>Planning Scheme Policy No.2 – Water and Sewer Headworks Contributions</i> and <i>Planning Policy 4 – Car parking Contributions</i> which are as follows: <table border="1" data-bbox="292 1142 1157 1915"> <tr> <td>Sewerage</td><td> Tw x Cw Tw = equivalent tenements Cw = contribution applicable per equivalent tenement 1 ET per 70m² GFA 317 / 70 = 4.6.ET = 5ET 5ET x \$1,640 = \$8,200 </td><td>\$8,200</td></tr> <tr> <td>Water</td><td> Tw x Cw Tw = equivalent tenements Cw = contribution applicable per equivalent tenement 1 ET per 70m² GFA 317 / 70 = 4.6.ET = 5ET 5ET x \$1,500 = \$7,500 </td><td>\$7,500</td></tr> <tr> <td>Car parking</td><td> \$1,000 per car park 27 car parks whereas 29 required by the <i>Duringa Planning Scheme</i>, hence 2 parks short. 2 x \$1,000.00 = \$2,000 </td><td>\$2,000</td></tr> <tr> <td>Total</td><td></td><td>\$17,700*</td></tr> </table>	Sewerage	Tw x Cw Tw = equivalent tenements Cw = contribution applicable per equivalent tenement 1 ET per 70m ² GFA 317 / 70 = 4.6.ET = 5ET 5ET x \$1,640 = \$8,200	\$8,200	Water	Tw x Cw Tw = equivalent tenements Cw = contribution applicable per equivalent tenement 1 ET per 70m ² GFA 317 / 70 = 4.6.ET = 5ET 5ET x \$1,500 = \$7,500	\$7,500	Car parking	\$1,000 per car park 27 car parks whereas 29 required by the <i>Duringa Planning Scheme</i> , hence 2 parks short. 2 x \$1,000.00 = \$2,000	\$2,000	Total		\$17,700*	Prior to commencement of use
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Total		\$17,700*												
*The developer contributions will be adjusted for inflation each year and the amount applies at the time of actual payment.														

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22 Environmentally Relevant Activities (ERA) Central Highlands Regional Council (CHRC) – Nominated Assessing Authority a) Before: ▪ starting a new environmentally relevant activity on the land ▪ increasing the threshold for an environmentally relevant activity on the land ▪ re-establishing on the land an environmentally relevant activity that has been abandoned ▪ materially increasing the intensity or scale of an environmentally relevant activity on the land ▪ continuing an environmentally relevant activity on the land where: i. an approval for the activity ceases to have effect because of the operation of sections 619(2)(e) or 624(2)(b) of the <i>Environmental Protection Act 1994</i> or ii. there is no approval for the activity and it was, at any time before 4 October 2004, carried out without an environmental authority as required under the <i>Environmental Protection Act 1994</i> ▪ continuing on the land an environmentally relevant activity, carried out under an approval mentioned in 624(1)(b) of the <i>Environmental Protection Act 1994</i> or ▪ continuing an activity on the land, after the activity becomes an environmentally relevant activity an ERA management report must be provided to the Central Highlands Regional Council (the “nominated assessing authority”) for assessment against relevant standards and requirements and approval by the nominated assessing authority. NOTE: An ERA management report must be completed in accordance with the ULDA’s Guideline for Assessment of ERAs, available from the ULDA’s website. b) Comply with the ERA management report as approved by the nominated assessing authority.	As indicated

STANDARD ADVICE

Disability Discrimination Act 1992

Provision is to be made within the development for disabled access in accordance with Australian Standard 1428 and is to take into account the *Disability Discrimination Act 1992* and the *Anti-Discrimination Act 1991*.

UDA Development Approval

This UDA Development Approval does not include assessment against the 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.

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.

Trade Waste Disposal

Any trade waste permit must be obtained from Central Highlands Regional Council and adhered to, with regards to trade waste disposal.

Food premises

The premises is to be fitted out in accordance with the requirements of Australian Standard 4674-2004, Design Construction and Fit-Out of Food Premises and Food Safety Standard 3.2.3, Food Premises and Equipment.

Ventilation equipment shall be designed and installed in accordance with Australian Standard 1668.1 - 1998 and 1668.2 - 2002.

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 ****