

ULDA Decision Notice

Site Address	5 Arthur St, Blackwater
Real property description	Lot 3 on SP143228
Type of approval	UDA development approval subject to conditions
Aspects of development	Material Change of Use
Description of proposal	Medium Impact Industry (car wash extension)
ULDA reference number	DEV2010/104
Decision date	30 May 2011
Currency period	4 years from Decision date

Approved plan/s, drawing/s and document/s	Number	Plan or Document Date
Site Development Plan by Gill Kerr Plan & Drafting Service	10_294 Sheet 2 of 9	September 2010
Carwash: General Layout & Slab Layout Plans by Gill Kerr Plan & Drafting Service	10_294 Sheet 3 of 9	September 2010
Carwash: Elevations by Gill Kerr Plan & Drafting Service	10_294 Sheet 4 of 9	September 2010
Carwash: Elevations by Gill Kerr Plan & Drafting Service	10_294 Sheet 8 of 9	September 2010

PROJECT TEAM

Matt Toon Principal Planner Development Assessment Urban Land Development Authority	Con de Groot Principal Engineer Development Assessment Urban Land Development Authority	Marcus Bloor Environmental Officer Development Assessment Urban Land Development Authority
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CONDITIONS OF APPROVAL

CONDITIONS		TIMING
1	Carry out the approved development Carry out the approved development generally in accordance with the approved plans.	While development is occurring on the site 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 the commencement of use
3	Amenity Noise Central Highlands Regional Council – Nominated Assessing Authority To protect the noise amenity of the area the development is to ensure: a) An minimum 1.8m solid fence is constructed around the perimeter to the site and b) Noise from the car wash extension must 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

CONDITIONS		TIMING
4	Stormwater All stormwater, with the exception of water captured on-site in rainwater tanks, is to be drained from the site to the underground stormwater pit to the north of the site in accordance with the <i>Capricorn Municipal Development Guidelines</i> (CMDG) and the Queensland Urban Drainage Manual (QUDM).	Prior to the commencement of the use and then to be maintained
5	Ponding Of Stormwater Adjoining properties and roads are to be protected from ponding or nuisance from stormwater as a result of the works.	Prior to the commencement of the use and then to be maintained
6	Trade Waste Approval Obtain a Trade Waste Approval from the Central Highlands Regional Council. Waste water from the vehicle wash bays must be directed to the sewerage system under the conditions of a Trade Waste Approval issued by Central Highlands Regional Council.	Prior to the commencement of the use and then to be maintained
7	Landscaping a. Submit to the ULDA a detailed Landscape Plan for all internal landscaped areas and driveway treatments in accordance with the Development Design Code of the <i>Duarina Shire Planning Scheme 2007</i>. Landscape plan shall include the following information: ▪ Selected plant species and fencing details which do not block visual surveillance to adjacent footpaths ▪ Location of existing and proposed services ▪ Identification of both hard and soft landscaping treatments ▪ Location, species botanical name, pot size, numbers and mature height of all proposed planting ▪ Appropriate landscape buffers along boundaries. b. On completion of the landscape works, submitted to the ULDA written certification that the completed landscaping complies with part a. of this condition.	a. Prior to commencement of site works b. Prior to the commencement of the use and then to be maintained
8	Outdoor Lighting Outdoor lighting is to be in accordance with <i>AS 4282:1997 Control of the Obtrusive Effects of Outdoor Lighting</i> to reduce light spill in the adjacent residential properties	Prior to the commencement of the use and then to be maintained
9	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	c. Prior to commencement of site works d. At all times during construction works
10	Repair damage to kerb, footpath or road Repair any damage to existing kerb and channel, footpath or	Prior to the commencement of the use

CONDITIONS		TIMING
	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.	
11	Driveway, Parking, Traffic Signs & Line Markings Submit to the ULDA certification from a Registered Professional Engineer Queensland (RPEQ) that all driveways, manoeuvring and car parking areas are constructed, sealed and line marked in accordance with ▪ Approved drawing Site Development Plan number 10_294 Sheet 2 of 9 dated September 2010 ▪ AS2890.1: <i>Parking Facilities – Off Street Parking</i> and ▪ <i>Capricornia Municipal Development Guidelines standard drawing SD-R-042, Rev B.</i>	Prior to the commencement of use and to be maintained
12	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 the commencement of use
13	Water Connection Central Highlands Regional Council – Nominated Assessing Authority a) Submit for approval of the Chief Executive Officer, or delegate of the Central Highlands Regional Council's (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 CHRC 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
14	Sewer Connection Central Highlands Regional Council – 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 at no cost to the CHRC.	a) Prior to commencement of work b) Prior to the commencement of use
15	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. The minimum width of any easement shall be 4.0m. Any such easement is to be provided	Prior to the commencement of use

CONDITIONS		TIMING
	at no cost to CHRC.	
16	Excavation & Fill Central Highlands Regional Council (CHRC) – Nominated Assessing Authority Any excavated and/or filled areas are to be retained or battered and suitably drained so as to prevent any subsidence of the area and are to be constructed so as to deny any flow of water into or around the building or neighbouring buildings or on to adjacent land. Where a retaining wall is planned for this purpose and such a wall exceeds 1 metre in height, plans and specifications shall be checked by the Central Highlands Regional Council (CHRC) before work on the retaining wall commences.	Prior to the commencement of use and to be maintained
17	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
18	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.	Prior to commencement of use

CONDITIONS		TIMING												
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> which are as follows: <table><tr><th>Headworks contribution</th><th>Methodology</th><th>Contribution</th></tr><tr><td>Sewerage</td><td> A x Taw x Cw A = area of land in hectares Taw = Equivalent Tenements Cw = contribution applicable per equivalent tenement 0.0759 x 7.5 x \$1,500 = </td><td>\$853.88</td></tr><tr><td>Water</td><td> A x Tas x Cs A = area of land in hectares Tas = Equivalent Tenements Cs = contribution applicable per equivalent tenement 0.0759 x 15 x \$1,640 </td><td>\$1,867.14</td></tr><tr><td>TOTAL</td><td></td><td>\$2,721.02</td></tr></table>		Headworks contribution	Methodology	Contribution	Sewerage	A x Taw x Cw A = area of land in hectares Taw = Equivalent Tenements Cw = contribution applicable per equivalent tenement 0.0759 x 7.5 x \$1,500 =	\$853.88	Water	A x Tas x Cs A = area of land in hectares Tas = Equivalent Tenements Cs = contribution applicable per equivalent tenement 0.0759 x 15 x \$1,640	\$1,867.14	TOTAL		\$2,721.02	
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ADVICES

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 (CHRC).

Central Highlands Regional Council (CHRC) – Nominated Assessing Authority

For any conditions in this package that require the consideration of 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, CHRC will issue a response in the manner required by the condition/s (e.g. a letter of endorsement or authorisation, an approval or a permit).

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-

- on a Sunday or public holiday, at any time; or
- 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 advice only, and does not form part of the development approval conditions. This advice has been provided to the applicant to

Urban Land Development Authority DEV2010/104
5 Arthur St, Blackwater

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 ****