

UDA Development Approval Package

Site Address	38 Elm St, Blackwater
Real property description	Lot 64 on HT432
Type of approval	Material Change of Use
Description of proposal	Child Care Centre (extension)
ULDA reference number	DEV2010/087
Decision	APPROVED WITH CONDITIONS
Decision date	4 April 2011

Approved Drawings or Documents	Number	Plan or Document Date
Site Plan by Acer Architects	Sheet No. 1 (Amended in Red)	31 March 2011
Proposed Floor Plan by Acer Architects	Sheet No. 6	SEP 2010
Proposed East Elevation	Sheet No. 9	SEP 2010
Proposed West Elevation	Sheet No. 10	SEP 2010
Proposed North Elevation	Sheet No. 11	SEP 2010
Proposed South Elevation	Sheet No. 12	SEP 2010
Section A-A	Sheet No. 13	SEP 2010
Section B-B	Sheet No. 14	SEP 2010

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
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	Detailed Landscape Plan a. Submit to the ULDA a detailed Landscape Plan in accordance with the Development Design Code of the <i>Duaringa Shire Planning Scheme 2007</i> . Landscaping is to ensure/include: ▪ selected species and fencing does not block visual surveillance to adjacent footpaths ▪ trees and shrubs shall have a mature height of between 2m and 6m ▪ selected species are drought tolerant and low maintenance	a. Prior to commencement of landscape works

CONDITION	TIMING
▪ existing contours and proposed finished levels for earthwork; ▪ location of existing and proposed services ▪ general identification of hard and soft landscape treatments ▪ location, species' botanical name, pot size, numbers and mature height of all proposed planting b. On completion of the landscape works, submit to the ULDA written certification that the completed landscaping complies with part a. this condition.	b. Prior to commencement of use and to be maintained
4 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 submitted Erosion and Sediment Control Plan on site	a. Prior to commencement of site works b. At all times during construction works
5 Stormwater Drainage Central Highlands Regional Council – Nominated Assessing Authority 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 Elm Street 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
6 Finished floor level Construct the development to provide a minimum finished floor level of 300mm above the Finished Surface Level or 300mm above the centreline of Elm Street, whichever is the higher.	Prior to the commencement of use and to be maintained
7 Car parking, manoeuvring and access Submit to the ULDA certification from a Registered Professional Engineer of Queensland (RPEQ) that car parking, manoeuvring and access has been provided generally in accordance with the following requirements: ▪ A concrete driveway with a minimum width of 6.0m is constructed between the road pavement and the property boundary in accordance with the <i>Capricorn Municipal Development Guidelines Standard Drawing SD-R-042, Revision C</i>. ▪ Adequate vehicle manoeuvring areas are provided so that all vehicles are able to enter and exit the site in a forward direction. ▪ Entry and exit points and “disabled parking” space must be clearly marked and signposted.	Prior to the commencement of use and to be maintained

CONDITION		TIMING
	- Car parking bays 1, 2 and 3 as identified on the approved Site Plan Sheet No. 1 (As Amended in Red) dated 31 March 2011 as being set down area shall be signposted and clearly marked permitting maximum 5 min parking time limit. - Car parking bays and access ways are to be paved and sealed. Pavements are to be designed by a suitably qualified professional.	
8	Water Connection Central Highlands Regional Council – Nominated Assessing Authority - 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. - Connect to CHRC's reticulated water supply system at no cost to the CHRC.	- Prior to commencement of work - Prior to the commencement of use
9	Sewer Connection Central Highlands Regional Council – Nominated Assessing Authority - 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. - Connected to CHRC's reticulated sewerage system.	- Prior to commencement of work - Prior to the commencement of use
10	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 commencement of use
11	Repair damage to kerb, footpath or road 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
12	Refuse Collection Central Highlands Regional Council (CHRC) – Nominated Assessing Authority Enter into an agreement with the CHRC to provide a waste collection service to the development. In accordance with the <i>Environmental Protection (Waste Management) Regulation 2000</i> waste containers are to be located as follows: A fixed position at ground level close to the rear alignment of the building or	Prior to the commencement of the use

CONDITION		TIMING									
	- as directed by the Chief Executive Officer, or delegate of the CHRC. In accordance with the <i>Environmental Protection (Waste Management) Regulation 2000</i> the waste container storage area is to be constructed as follows: - Imperviously paved and suitably drained - Fitted with a suitable hose cock and hose in the vicinity of the paved area and - Screened with a suitable form of enclosure.										
13	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 at no cost to CHRC.	Prior to the commencement of the use									
14	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>Local Planning Policy 4 – Parkland Contributions</i> which are as follows: <table border="1"> <thead> <tr> <th>Headworks contribution</th><th>Methodology</th><th>Contribution</th></tr> </thead> <tbody> <tr> <td>Sewerage</td><td> $Tw \times Cw$ Tw = equivalent tenements Cw = contribution applicable per equivalent tenement 1 student in childcare = 0.425ET 16 (increase in student No) $\times 0.425ET = 6.8ET = 7ET$ $7ET \times \\$1,640 = \\$11,480$ </td><td>\$11,480</td></tr> <tr> <td>Water</td><td> $Tw \times Cw$ Tw = equivalent tenements Cw = contribution applicable per equivalent tenement 1 student in childcare = 0.425ET 16 (increase in student No) </td><td>\$10,500</td></tr> </tbody> </table>	Headworks contribution	Methodology	Contribution	Sewerage	$Tw \times Cw$ Tw = equivalent tenements Cw = contribution applicable per equivalent tenement 1 student in childcare = 0.425ET 16 (increase in student No) $\times 0.425ET = 6.8ET = 7ET$ $7ET \times \$1,640 = \$11,480$	\$11,480	Water	$Tw \times Cw$ Tw = equivalent tenements Cw = contribution applicable per equivalent tenement 1 student in childcare = 0.425ET 16 (increase in student No)	\$10,500	Prior to commencement of use
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CONDITION				TIMING
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	TOTAL		\$21,980	

STANDARD ADVICE

Child Care Act 2002 and Child Care Regulation 2003

Please note that a child care centre will also need to comply with the relevant requirements of the *Child Care Act 2002* and *Child Care Regulation 2003* which is not part of this UDA development approval.

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

A 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 ****