

## ULDA Decision Notice

|                           |                                           |
|---------------------------|-------------------------------------------|
| Site Address              | 2 Seeman Street, Blackwater               |
| Real property description | Lot 43 HT592                              |
| Type of development       | Development Approval                      |
| Aspects of Development    | Material Change of Use                    |
| Description of Proposal   | Business Use – Medical Centre (Extension) |
| ULDA reference number     | DEV2012/303                               |
| Decision date             | 13 August 2012                            |
| Currency period           | 4 years from date of decision             |

| Drawings or Documents      | Number          | Plan or Document Date |
|----------------------------|-----------------|-----------------------|
| Site Plan (amended in red) | 101119-02 Rev D | 9-08-2012             |
| Proposed Floor Plan        | 101119-04 Rev B | 9-08-2012             |
| Elevations                 | 101119-05 Rev B | 9-08-2012             |

### PROJECT TEAM

|                                                                                                |                                                                                                          |
|------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------|
| <b>Anna Havill</b><br>Consultant<br>Development Assessment<br>Urban Land Development Authority | <b>David Elliott</b><br>Principal Engineer<br>Development Assessment<br>Urban Land Development Authority |
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### CONDITIONS OF APPROVAL

| CONDITION                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | TIMING                           |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------|
| <b>1. 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, including the following amendments – <ul style="list-style-type: none"> <li>1.8m close boarded timber fence at the site's residential boundaries</li> </ul>                                                                                                                                                                                                                                                          | Prior to the commencement of use |
| <b>2. Complete all Operational Works</b><br><br>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 |
| <b>3. Maintain the Approved Development</b><br><br>Maintain the approved development (including landscaping, parking areas, 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.                                                                                                                                                                                                                                                                             | To be maintained                 |
| <b>4. Construction Management Plan</b><br><br>Submit to the ULDA Principal Engineer a site based construction management plan that will include but not be limited to: <ol 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 sedimentation, erosion and dust generated from the site during and outside construction work hours;</li> </ol> | Prior to commencement of works   |

| CONDITION                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | TIMING                                                                        |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------|
| <p>d. management of groundwater and surface water collection, treatment and disposal to accepted environmental standards;</p> <p>e. management of contaminated soils, including removal, treatment and replacement in accordance with site remediation plans prepared and approved specifically for this site, if needed.</p> <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> <p>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.</p> |                                                                               |
| <p>5. <b>Hours of Operation</b></p> <p>Hours of operation are limited to Monday to Friday 8am to 7pm and Saturday 9am to 1pm.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | <p>At all times</p>                                                           |
| <p>6. <b>Internal Roadways &amp; Car Parking</b></p> <p>Design, construct, seal and linemark the internal roadways and car parking areas generally in accordance with the approved Site Plan Dwg No 10119-02 Rev D dated 9-08-2012 prepared by Rufus Design Group.</p> <p>The design shall be certified by a Registered Professional Engineer Queensland (RPEQ) and be in accordance with AS2890.1 <i>Parking Facilities – Off Street Parking</i> and the <i>Capricorn Municipal Development Guidelines</i>.</p>                                                                                                                                                                                                                                                                                                                                                                                                 | <p>Prior to commencement of use</p>                                           |
| <p>7. <b>Vehicle Access</b></p> <p>Design and construct the vehicle crossovers generally in accordance with the approved Site Plan Dwg No 10119-02 Rev D dated 09-08-2012 prepared by Rufus Design Group and the <i>Capricorn Municipal Development Guidelines Standard Drawing SD-R-042</i>.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | <p>Prior to commencement of use</p>                                           |
| <p>8. <b>Footpath Extension</b></p> <p>a) Design and construct a 1.2m wide footpath along the Seeman Street frontage in accordance with the <i>Capricorn Municipal Development Guidelines</i>.</p> <p>b) Submit to the ULDA and Central Highlands Regional Council (CHRC) 'As-Constructed' plans and asset register of the completed works.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | <p>a) Prior to commencement of use</p> <p>b) Prior to commencement of use</p> |
| <p>9. <b>Detailed Landscape Plans</b></p> <p>a) Submit to the ULDA for compliance endorsement a detailed Landscape Plans certified by a qualified (AILA) landscape architect in accordance with the CHRC's current standards.</p> <p>Landscape plan is to demonstrate</p> <ul style="list-style-type: none"> <li>• Location and screening of common refuse collection points, if any;</li> <li>• Location of letterbox;</li> <li>• Treatment of adjoining development interfaces/edges;</li> <li>• Driveway and landscape treatment for significant sections of</li> </ul>                                                                                                                                                                                                                                                                                                                                       | <p>a) Prior to commencement of landscape works</p>                            |

| CONDITION                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | TIMING                                                                      |
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| <p>hardstand;</p> <ul style="list-style-type: none"> <li>Fencing and screening is to be constructed in accordance with Site Plan 101119-02 Rev D, dated 9-08-12 amended in red</li> <li>Landscaping at the site's Seeman St frontage, forward of car park bay 2 and 4</li> <li>Landscaping at the site's Mackenzie St frontage, for a minimum depth of 1.5m (exclusive of access ways)</li> <li>Selected species and fencing designed to allow visual surveillance to adjacent footpaths;</li> <li>Trees and shrubs shall have a mature height of between 2m and 6m;</li> <li>Selected species are drought tolerant and low maintenance;</li> <li>Existing contours and proposed finished levels for earthworks;</li> <li>Location of existing and proposed services;</li> <li>The minimisation of hard and the maximisation of soft landscape treatments;</li> <li>Location, species' botanical name, pot size, numbers and mature height of all proposed plantings.</li> </ul> <p>b) Submit to the ULDA certification from a qualified (AILA) Landscape Architect that the works have been inspected and constructed in accordance with part a) of this condition.</p> | <p>b) Prior to commencement of use</p>                                      |
| <p>10. <b>Stormwater</b></p> <p>Design and construct the stormwater pipework and kerb connections generally in accordance with the approved Site Plan Dwg No 101119-02 Rev D dated 09-08-2012 prepared by Rufus Design Group and the <i>Capricorn Municipal Development Guidelines</i>.</p> <p>The design shall be certified by a Registered Professional Engineer Queensland (RPEQ) or a suitably qualified hydraulic specialist.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | <p>Prior to commencement of use</p>                                         |
| <p>11. <b>Repair damage to Kerb, Footpath or Road</b></p> <p>Repair to the satisfaction of the <i>Isaac Regional Council</i> any damage to existing kerb and channel, footpath or roadway (including removal of concrete slurry from footpaths, roads, kerb and channel and stormwater gullies and pipes) that may occur during any works carried out in association with the approved development.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | <p>Prior to the commencement of use</p>                                     |
| <p>12. <b>Service Conduits &amp; Mains</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 conjunction with the approved development.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | <p>Prior to the commencement of use</p>                                     |
| <p>13. <b>Erosion and Sediment Control</b></p> <p>a) Submit to the ULDA an Erosion and Sediment Control (ESC) Plan in accordance with <i>Isaac Regional Council Development Guidelines</i>. Plan to be certified by Registered Professional Engineer Qld (RPEQ-Civil) or Certified Professional in Erosion and Sediment Control (CPESC).</p> <p>b) Implement the Erosion and Sediment Control Plan on site.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | <p>a) Prior to commencement of work</p> <p>b) During construction works</p> |

| CONDITION    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | TIMING                           |                           |              |          |     |          |       |     |          |       |     |          |       |     |          |            |    |          |              |             |                   |                               |
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| 14.          | <b>Finished Floor Levels</b><br><br>Construct the dwellings to provide a minimum finished floor level of 300mm above the top of kerb in Seeman and Mackenzie Streets.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Prior to the commencement of use |                           |              |          |     |          |       |     |          |       |     |          |       |     |          |            |    |          |              |             |                   |                               |
| 15.          | <b>Outdoor Lighting</b><br><br>Design and install outdoor lighting to minimise light spill in the adjacent residential properties in accordance with AS: 4282:1997 <i>Control of the Obtrusive Effects of Outdoor Lighting</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Prior to commencement of use     |                           |              |          |     |          |       |     |          |       |     |          |       |     |          |            |    |          |              |             |                   |                               |
| 16.          | <b>Infrastructure Contributions (Business Use – Medical Centre Extensions)</b><br><br>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 the Decision date.<br><br>The current contribution has been calculated in accordance with the Central Highlands Regional Council's Adopted Infrastructure Charges Resolution (No. 1) 2011.<br><br>The current 2012/2013 total applicable charge is \$32 per m <sup>2</sup> of GFA (Local Government adopted infrastructure charges) and \$5.00 per m <sup>2</sup> of GFA (Local Government adopted infrastructure charges for stormwater network).<br><br>Based on an additional GFA of 79.5m <sup>2</sup> , the current applicable charge is <b>\$2,941.50</b> and allocated to the trunk infrastructure network as stated below – <table border="1" data-bbox="274 1108 1037 1344"> <thead> <tr> <th>Network</th><th>% of Total Adopted Charge</th><th>Contribution</th></tr> </thead> <tbody> <tr> <td>Sewerage</td><td>26%</td><td>\$235.32</td></tr> <tr> <td>Water</td><td>19%</td><td>\$558.88</td></tr> <tr> <td>Roads</td><td>28%</td><td>\$823.62</td></tr> <tr> <td>Parks</td><td>19%</td><td>\$558.89</td></tr> <tr> <td>Stormwater</td><td>8%</td><td>\$764.79</td></tr> <tr> <td><b>TOTAL</b></td><td><b>100%</b></td><td><b>\$2,941.50</b></td></tr> </tbody> </table> | Network                          | % of Total Adopted Charge | Contribution | Sewerage | 26% | \$235.32 | Water | 19% | \$558.88 | Roads | 28% | \$823.62 | Parks | 19% | \$558.89 | Stormwater | 8% | \$764.79 | <b>TOTAL</b> | <b>100%</b> | <b>\$2,941.50</b> | Prior to commencement of use. |
| Network      | % of Total Adopted Charge                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Contribution                     |                           |              |          |     |          |       |     |          |       |     |          |       |     |          |            |    |          |              |             |                   |                               |
| Sewerage     | 26%                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | \$235.32                         |                           |              |          |     |          |       |     |          |       |     |          |       |     |          |            |    |          |              |             |                   |                               |
| Water        | 19%                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | \$558.88                         |                           |              |          |     |          |       |     |          |       |     |          |       |     |          |            |    |          |              |             |                   |                               |
| Roads        | 28%                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | \$823.62                         |                           |              |          |     |          |       |     |          |       |     |          |       |     |          |            |    |          |              |             |                   |                               |
| Parks        | 19%                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | \$558.89                         |                           |              |          |     |          |       |     |          |       |     |          |       |     |          |            |    |          |              |             |                   |                               |
| Stormwater   | 8%                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | \$764.79                         |                           |              |          |     |          |       |     |          |       |     |          |       |     |          |            |    |          |              |             |                   |                               |
| <b>TOTAL</b> | <b>100%</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | <b>\$2,941.50</b>                |                           |              |          |     |          |       |     |          |       |     |          |       |     |          |            |    |          |              |             |                   |                               |

#### STANDARD ADVICE

Please note that in order to lawfully undertake development, it may be necessary to obtain approvals other than this UDA development approval, some specific advices are outlined below. Other advices may include other approvals under the *Urban Land Development Authority Act 2007* as well as the *Sustainable Planning Act 2009* (e.g. for building work), the *Plumbing and Drainage Act 2002* and the *Commonwealth Environmental Protection and Biodiversity Act 1999*. Carrying out development may also be subject to 'duty of care' legislation such as the *Aboriginal Cultural Heritage Act 2003*. For advice on other approvals that may be necessary in relation to your proposal, please seek professional advice.

#### 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.

*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 \*\***