

ULDA DECISION NOTICE

Site address	Lot 207 Grampian Drive, Deebing Heights
Real Property Description	Proposed Lot 9999 (Part of Lot 207 on CH31135)
Type of Approval	UDA Development Approval, subject to conditions (change to UDA development approval)
Aspects of Development	Material Change of Use (Development Permit)
Description of Proposal	Sales Office and Food Premises
Currency Period	15 years from Decision Date or until the last residential lot in the Estate is sold, whichever is the earliest
ULDA Reference Number	DEV2012/300
Decision Date	26 October 2012

Approved Drawings or Documents	Number	Plan or Document Date
Site Plan, prepared by Ellivo Architects	A1-0001 Rev C	19-07-2012
Ground Floor Plan prepared by Ellivo Architects	A1-200 Rev B	07-03-2012
Roof Plan, prepared by Ellivo Architects	A1-201 Rev A	07-03-2012
Building Elevations, prepared by Ellivo Architects	A1-100 Rev B	07-03-2012
Site Section 1, prepared by Ellivo Architects	A3-100 Rev B	07-03-2012
Paradise Waters – Stage 5 Sales Office Bio-Retention Details Concept Plan, prepared by Bradlees Consulting	10-482 SK3825 Rev A	19-07-2012

PROJECT TEAM

Anna Havill Consultant Development Assessment Urban Land Development Authority	David Elliott Principal Engineer Development Assessment Urban Land Development Authority
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CONDITION		TIMING
1.	Carry out the approved development Carry out the approved development generally in accordance with the approved plans/drawings and document/s.	Prior to commencement of use
2.	Maintain the Approved Development 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.	As indicated
3.	Hours of Operation Proposed hours of operation are Monday to Sunday 9am to 5pm.	At all times

CONDITION	TIMING
4. Currency of Use This approval limits the currency of the Sales Office/Food Premises to 15 years from the date of decision or until the last residential lot in the Estate is sold, whichever is the earliest.	At all times
5. Food Premises The Food Premises is to function as an activity ancillary to the Sales Office	At all times.
6. No Amplified music No amplified music is permitted in association with the Food Premises. Note – this condition does not preclude the playing of music, but rather prevents the use of amplification devices that would increase power and result in music being audible beyond the boundary of the site.	At all times.
7. 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 commencement of use
8. Car Park Lighting Where night use parking is anticipated the car parking area and pedestrian walkways must be illuminated and designed and installed in accordance with the requirements outlined in Australian Standard for Off-Street Car Parking (AS 2890.1:2004) and AS 4282:1997 <i>Control of the Obtrusive Effects of Outdoor Lighting</i>.	Prior to commencement of use & then to be maintained
9. Construction Management Plan a) Prepare a site based construction management plan that includes but is not limited to: i. provision for the management of traffic around and through the site during and outside of construction work hours; ii. provision for parking and materials delivery during and outside of construction hours of work; iii. management of dust generated from the site during and outside construction work hours; iv. management of sedimentation and erosion which complies with management of groundwater and surface water collection, treatment and disposal in accordance with Ipswich City Council's standards v. management of contaminated soils (if required), including removal, treatment and replacement in accordance with site remediation plans prepared and approved specifically for this site; and vi. Unless otherwise approved - Hours of construction must be Monday to Saturday 6.30am to 6.30pm. Construction work in relation to the development must not be conducted outside the above hours or on Sunday or Public Holidays 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	Prior to commencement of site works

CONDITION	TIMING
the construction works. 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.	To be maintained
10. Landscape Works a) Submit to the ULDA a detailed site based landscape plan certified by a suitably qualified Landscape Architect. Landscaping plans shall address the following, but not limited to: • Min. 1.0m landscape strip to be provided to both street frontages. • Any retaining structures constructed for the intended purpose of retaining land uses. • Existing contours and levels and any alteration of the ground levels this should include plans, sections and elevations. • Hard surfaces details including locations, materials and finishes. • Proposed boundary treatments including screening, walls and fencing, indicating materials and dimensions. • All planting including location, species, common name, size, density and number. • All surfaces including details of materials and finishes. b) Undertake the works in accordance with the certified plans provided as required by part a) of this condition	a) Prior to commencement of works b) Prior to commencement of the use & to be maintained
11. Water Queensland Urban Utilities – Nominating Assessing Authority Connect the development to the existing water reticulation system in accordance with the current Central SEQ Distribution - Retailer Authority, Queensland Urban Utilities (QUU) [Incorporating WSAA] Standards at no cost to QUU.	Prior to commencement of use
12. Sewerage Queensland Urban Utilities – Nominating Assessing Authority Connect the development to the existing water reticulation system in accordance with the current Central SEQ Distribution - Retailer Authority, Queensland Urban Utilities (QUU) [Incorporating WSAA] Standards at no cost to QUU.	Prior to commencement of use
13. Access and Parking a) Submit to the ULDA detailed engineering drawings for Access and Parking, including the 'overflow parking area', checked and certified by a Registered Professional Engineer of Queensland (RPEQ) generally in accordance with Ground Floor Plan Dwg No A1-200 Rev B dated 07/03/12 prepared by Ellivo Architects and the provisions of Ipswich Planning Scheme, Part 12, Division 9 - Parking Code and the Australian Standards (2890 series). The vehicle crossover between the kerb and channel and property boundary must be designed in accordance with Ipswich City Council's Standard Drawing SR 13. Removal bollards shall be installed at the end of the car park aisle to restrict access to the	a) Prior to commencement of site works b) Prior to commencement of

CONDITION	TIMING
overflow area when not required for parking. b) Construct the works in accordance with the part a) certified plans.	use
14. Stormwater Management a) Submit to the ULDA a detailed site based stormwater management plan for both quantity and quality certified by a Registered Professional Engineer Queensland (RPEQ) generally in accordance with Sales Office Bioretention Details Concept Plan 10-482 SK3825 Rev A dated 19/07/12 prepared by Bradlees Civil Consulting, QUDM 2008 and WSUD Technical Design Guidelines (Water by Design) b) Construct the works in accordance with the part a) of this condition	Prior to commencement of site works Prior to the commencement of use
15. Filling and Excavation Submit certification from a RPEQ specialising in geotechnical engineering stating that all constructed cut/fill batters and/or retaining structures have achieved adequate stability with a factor of safety greater than 1.5 and that all cut and fill operations have been carried out in accordance with AS3798 and any unsuitable material encountered has been treated or replaced with suitable replacement material.	Prior to commencement of use
16. Soil Erosion and Sediment Control a) Submit an Erosion and Sediment Control Plan (ESCP) designed in accordance with "Best Practice Erosion and Sediment Control" published by the International Erosion Control Association (Australasia) November 2008 b) Implement the ESCP	a) Prior to commencement of works b) At all times during construction
17. Electricity Provide electricity services to the development in accordance with the relevant power authority supply requirements.	Prior to commencement of use
18. Telecommunications Enter into an agreement with a telecommunication carrier to provide underground telecommunication services within and adjacent to the proposed development.	Prior to commencement of use
19. 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 association with the approved development	Prior to the commencement of use
20. Repair damage to Kerb, Footpath or Road Repair 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 drainlines) that may occur during any works carried out in association with the approved 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.	Prior to the commencement of use.

CONDITION	TIMING
The contribution has been calculated based on the ULDA Infrastructure Funding Framework – 2011-12 Financial Year Infrastructure Charges – Ripley Valley. The charge will be adjusted each July. The current applicable infrastructure charge is: \$50,177 based on • 236.3m2 Sales Office(ancillary Food Premises) x \$140 = \$33,082 • 1709.5m2 impervious area x \$10 = \$17,095.00 \$28000 was payable on previously approved Lot 9999 (under DEV2010/092) and is creditable against the above charge. The resultant charge is therefore \$22,177. A credit will be applied when infrastructure charges are payable for the redevelopment of the site.	

STANDARD ADVICE

Ipswich City Council (ICC) or Queensland Urban Utilities (QUU) Endorsement

For any conditions in this package that require the consideration of ICC or QUU, 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 as 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, an approval or a permit).

Food Hygiene

All development involving the preparation, packing, storing, handling, serving, selling or carrying of food requires that its design, installation and operation be approved pursuant to the Food Hygiene Regulations of 1989. The premises is required to be registered and the operator is to hold a licence with Ipswich City Council to operate the business under the above regulations.

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 6:30am or after 6:30pm.

Fill

Any fill intended to be placed over Ipswich City Council's underground services must be approved in advance by Ipswich City Council.

Equitable Access

Ensure that there is equitable access for disabled persons to and within the site in accordance with the Queensland Anti-Discrimination Act 1991, the Federal Disability Discrimination Act 1982 and Australian Standard AS1428 Parts 1-4 Australian Standard for Access and Mobility.

You are notified of your responsibility to ensure that access is appropriately designed and constructed for all users as required by relevant legislation and standards. This development of compliance with these requirements is the sole responsibility of the owner/builder/developer of the proposal.

Please note: The above information has been provided to the applicant as advice only and does not form part of the UDA 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.

Fire Ants

- (a) In accordance with the *Plant Protection Act 1989* and the *Plant Protection Regulation 1990*, a quarantine notice has been issued for the State of Queensland to prevent the spread of the Red Imported Fire Ant (ant species *Solenopsis invicta*) and to eradicate it from the State.

Urban Land Development Authority DEV2012/300
Lot 207 Grampian Way, Deebing Heights
Material Change of Use (Sales Office & Food Premises)

(b) It is the legal obligation of the land owner or any consultant or contractor employed by the land owner to report the presence or suspicion of Fire Ants to the Queensland Department of Primary Industries and Fisheries on 132523 within 24 hours of becoming aware of the presence or suspicion, and to advise in writing within seven days to:

Director General
Department of Primary Industries and Fisheries
GPO Box 46, Brisbane QLD 4001

(c) It should be noted that the movement of Fire Ants is prohibited, unless under the conditions of an Inspectors Approval. More information can be obtained from the Queensland Department of Primary Industries and Fisheries website www.dpi.qld.gov.au.

The land over which you have made a development application is within a suburb known to have Fire Ants and as such is within a "Restricted Area". The presence of Fire Ants on the site may affect the nature, form and extent of works permitted on the site. In view of this it will be necessary for you to contact the Department of Primary Industries and Fisheries to investigate the site and for you to implement any necessary matters required by that Department prior to the commencement of any works.