

ULDA Decision Notice

Site Address	Bellvista Boulevard, Caloundra West
Real property description	Lot 22 on SP190373
Type of development	UDA development approval subject to conditions
Aspects of Development	Operational Work
Description of Proposal	Construction of temporary haulage road including earthworks, roadworks, drainage, bridgeworks, erosion and sediment control
ULDA reference number	DEV2011/141
Decision date	16 September 2011
Currency period	2 years from Decision date

Approved Drawings or Documents	Number	Plan or Document Date
Haul Road Drawing Index & Locality Plan	N11026-100	07/04/2011
Haul Road Site Plan	N11026-101	31/03/2011
Haul Road Survey Setout Plan	N11026-102 Sheet 1 N11026-103 Sheet 2	31/03/2011
Haul Road Conceptual Erosion & Sediment Control Plans	N11026-104 Sheet 1 N11026-105 Sheet 2 N11026-106 Sheet 3	28/03/2011
Haul Road Conceptual Erosion & Sediment Control Notes	N11026-107	28/03/2011
Haul Road Conceptual Erosion & Sediment Control Details	N11026-108	28/03/2011
Haul Road Conceptual Erosion & Sediment Drainage Crossing Detail A	N11026-109	28/03/2011
Haul Road Conceptual Erosion & Sediment Drainage Crossing Detail B	N11026-110	31/03/2011
Haul Road Conceptual Erosion & Sediment Drainage Crossing Detail C	N11026-111	31/03/2011
Haul Road Roadworks & Drainage Detail Plan	N11026-112 sheet 1 N11026-113 sheet 2 N11026-114 sheet 3	07/04/2011 01/04/2011 01/04/2011
Haul Road Miscellaneous Details	N11026-115	01/04/2011
Temporary Haul Road Bridge, Lamerough Creek Cover Sheet, Drawing Index & Structural Notes	B11056 S01 issue 2	10/05/2011
Temporary Haul Road Bridge, Lamerough Creek Gen Arrangement Sheet 1 Bridge Layout Plan	B11056 S10 issue 2	19/05/2011
Gen Arrangement Sheet 2 Deck Layout Plan	B11056 S11 issue 2	19/05/2011
Gen Arrangement Sheet 3 Typical Sections	B11056 S12 issue 2	19/05/2011
Temporary Haul Road Bridge, Lamerough Creek Abutment Sheet 1	B11056 S15	19/05/2011
Haul Road Bridge Design Conformation	L.B17507.002.00.doc	12/5/11

PROJECT TEAM

Mark Clayton Assistant Manager Development Assessment Urban Land Development Authority	David Elliott Principal Engineer Development Assessment Urban Land Development Authority	Con de Groot Principal Engineer Development Assessment Urban Land Development Authority
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CONDITIONS OF APPROVAL

	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 Works Complete all operational and construction 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	Pre-Start Meeting Undertake a pre-start meeting with the ULDA. At this meeting the ULDA is to be advised in writing of the name of the contractor and the appointment Principal Contractor's contact details and provide a series of photographs to document the pre-development condition of the site.	Prior to commencement of work.
4	Supervision and Certification The works shall be supervised and certified on the applicant's behalf by a Registered Professional Engineer Queensland (RPEQ) as being undertaken in accordance with the approved plans.	At all times during construction works
5	Construction Management Plan a) Submit to the ULDA Principal Engineer a Site Based Construction Management Plan that includes but is not limited to: • provision for the management of traffic around and through the site during and outside of construction work hours. • provision for parking and materials delivery during and outside of construction hours of work • management of dust generated from the site during and outside construction work hours; • management of sedimentation and erosion which complies with management of groundwater and surface water collection, treatment and disposal in accordance with Sunshine Coast Regional Council's standards.; • management of contaminated soils (if required), including removal, treatment and replacement in accordance with site remediation plans prepared and approved specifically for this site. • management of acid sulfate contaminated soils (if required) in accordance with the Queensland Acid Sulfate Soil Technical Manual, Soil Management Guidelines V3.8 or later. • 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, nor shall artificial lighting be utilised in proximity to the aerodrome. 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.	a) Prior to commencement of site works

CONDITION		TIMING
	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.	b) As indicated
6	Works Requiring a Crane Engage with the Operations Manager, Sunshine Coast Airport, and submit to ULDA a Safe Work Method Statement for any works requiring a crane be mobilised and operated on site.	Prior to mobilisation of crane on site
7	Roadworks & Drainage a) Construct the road and drainage works generally in accordance with approved plans Bellvista II Haul Road N11026 -100 to 103 prepared by Brown Consulting b) Maintain the temporary haul road in good condition so as to minimise potential environmental harm from the loss of gravel pavement material. c) Reinstate to pre-development condition any sections of the haul road which will subsequently transition to parkland	a) Prior to commencement of use b) At all times during operational works c) Prior to 'on maintenance' acceptance of the park
8	Lamerough Creek Temporary Bridge Crossing a) Construct the temporary bridge works generally in accordance with approved plans Bellvista II Temporary Haul Road Bridge (Lamerough Creek) B110056 -S01, S10, S11, S12 & S15 prepared by Brown Consulting b) Remove bridge and reinstate as necessary creek environs to pre-development condition.	a) Prior to commencement of use b) On completion of haulage works
9	Erosion and Sediment Control Sunshine Coast Regional Council (SCRC) – Nominated Assessing Authority a) Submit to the ULDA Principal Engineer a detailed Erosion & Sediment Control Plan certified by a Registered Professional Engineer Queensland (RPEQ) or other suitably qualified professional generally in accordance with the <i>Conceptual Erosion & Sediment Control Plans N11026-103 to 111</i>. b) Maintain effective erosion and sedimentation control in accordance with the approved erosion and sediment control plans.	a) Prior to commencement of work b) At all times during operational works
10	Stormwater & Sediment Management a) Manage stormwater flows around or through the site without increasing the concentration of total suspended solids or Prescribed Water Contaminants (as defined in the Environmental Protection Act 1994), without causing erosion and without creating any ponding which potentially could attract birds. b) Periodically as necessary remove accumulated sediment from control devices to minimise re-suspension of contaminants and dispose of it appropriately without causing water contamination. c) Install appropriate measures to minimise the carrying of sediment from the site on the tyres of vehicles.	a) At all times during the operational works b) As necessary c) Prior to commencement of works.

CONDITION		TIMING
11	Dust Management a) Submit to the ULDA Principal Engineer for approval a Dust Management Plan addressing the potential impact of dust from the site upon the neighbouring areas including the safe navigation and operation of aircraft using the airport. b) Closely monitor, control and minimise the impacts of dust release from the site in accordance with the approved Dust Management Plan. c) The Contractor shall provide a contact number for enquiries and complaints.	a) Prior to commencement of works b) At all times during construction works c) Prior to commencement of works
12	Haulage Road within Council owned Lot 504 RP 884348 Sunshine Coast Regional Council (SCRC) – Nominated Assessing Authority The applicant shall comply with all conditions in the Operational Works Decision Notice (OPW 11/0261) dated 24 August 2011 issued by the Sunshine Coast Regional Council	Prior to and during operational work
13	Existing Services All works required for this development must take due regard for all existing services. Any existing services affected by the proposed works shall be altered or relocated as necessary at the cost of the developer.	Prior to or during construction works
14	Waste Management Plan a) Submit to ULDA Principal Engineer for approval a Waste Management Plan detailing the actions proposed to ensure that the conduct of the works proposed will not increase the risk of bird strike and fauna collisions upon aircraft operations. b) Implement as necessary on site actions arising from the approved Waste Management Plan	a) Prior to commencement of works b) During operational works
15	Rehabilitation Remove all creek crossing structures and rehabilitate the area to enhance natural regeneration of locally native species. a) Submit to the ULDA a rehabilitation management plan prepared by a suitably qualified person for the haulage route (including the crossing site) before decommissioning of the haulage route. b) Conduct rehabilitation works in accordance with the approved plan immediately upon decommissioning of the haul route.	Prior to the expiration of the currency period or use of the haulage route ceasing whichever occurs first.
16	Aerodrome Boundary Fence Clearance The parking of vehicles, storage of materials and/or erection of any structure within 3 metres of the Caloundra Aerodrome boundary fence is not permitted.	At all times during construction

STANDARD ADVICE

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 Sunshine Coast Regional Council.

Sunshine Coast Regional Council – Nominated Assessing Authority

For any conditions in this package that require the consideration of Sunshine Coast Regional Council (SCRC), 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 SCRC. For all enquiries regarding these conditions please contact the SCRC.

Dial Before You Dig

Dial Before You Dig enquiries are the responsibility of the developer. SCRC and ULDA accept no responsibility for any issue arising from damage of services or conflicts between services.

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.

Aboriginal Cultural Heritage Act 2003

There may be a requirement to establish a Cultural Heritage Management Plan and/or obtain approvals pursuant to the *Aboriginal Cultural Heritage Act 2003*.

Contact should be made with the Cultural Heritage Co-ordination Unit on 07 3239 3647 to discuss any required obligations under the *ACH Act*.

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 ****