

UDA Development Approval Package

Site Address	11 Summer Red Crt , Blackwater
Real property description	Lot 39 on SP211943
Type of approval	Reconfiguring a Lot and a Material Change of Use
Description of proposal	Subdivision (1 into 2 Lots) and House on proposed Lot 2
ULDA reference number	DEV2010/078
Decision	APPROVED WITH CONDITIONS
Decision date	22 February 2011

Approved Drawings or Documents	Number	Plan or Document Date
Proposed subdivision of the property located at Summer Red Court, Blackwater by JDA Consultants Pty Ltd	5610subapp.dwg (As Amended in Red on 8 Feb 2011 by Matt Toon)	30/09/10
Elevations and sections by Brandon & Associates Pty Ltd	09225203 No. 3 of 9 (As Amended in Red on 8 Feb 2011 by Matt Toon)	04/09

PROJECT TEAM

Matt Toon Principal Planner Development Assessment Urban Land Development Authority	Con de Groot Principal Engineer Development Assessment Urban Land Development Authority	Sarah Ronnfeldt 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 plans.	Prior to the commencement of use 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 endorsement of survey plan
3	Air conditioning units Outside air conditioning units are to be positioned so they are not visible from the street. The outdoor unit should be positioned around the rear or sides of the dwelling and screened from view.	Prior to the commencement of use and to be maintained
4	Carport The carport as indicated on approved plan <i>Lot 2 Proposed subdivision of the property located at Summer Red Court, Blackwater by JDA Consultants Pty Ltd</i> drawing number 5610subapp.dwg (As Amended in Red on 8 Feb 2011 by Matt Toon) dated 30/09/10 is to remain unenclosed to ensure the House on Lot 2 maintains surveillance to the street.	Prior to the commencement of use and to be maintained

CONDITION	TIMING
5 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: ▪ 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 ▪ 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 ▪ any front fence facing Summer Red Court shall be constructed to a maximum 1.2m height or 50% of the proposed fence must be visually permeable and ▪ any side and internal fencing shall be of solid construction and shall not exceed 1.8m in height. b. On completion of the landscape works, submit to the ULDA written certification that the completed landscaping and fencing complies with part a. this condition.	a. Prior to commencement of landscape works b. Prior to commencement of use and to be maintained
6 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	a. Prior to commencement of site works b. At all times during construction works
7 Stormwater Drainage 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 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
8 Finished floor level House on proposed Lot 2 shall have a minimum finished floor level of 300mm above the Finished Surface Level.	Prior to the commencement of use and to be maintained
9 Car parking and access Driveways and car parking areas are to be constructed, sealed and line marked in accordance with <i>AS2890.1: Parking Facilities – Off Street Parking</i> and the requirements of the <i>Capricornia Municipal Development Guidelines standard drawing SD-R-042, Rev C</i>.	Prior to endorsement of survey plan

CONDITION	TIMING
10 Water & Sewer Connection Nominated Assessing Authority – Central Highlands Regional Council (CHRC) Connect to CHRC's reticulated water supply and sewerage systems at no cost to the CHRC or ULDA. All works must be carried out in accordance with the <i>Capricorn Municipal Development Guidelines</i> and CHRC's standards. Individual water services with a 20 mm diameter are to be provided to the boundary of each allotment in accordance with Council's standards.	Prior to endorsement of survey plan
11 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 endorsement of survey plan
12 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 endorsement of survey plan
13 Electricity Submit to the ULDA either: ▪ written evidence demonstrating that existing underground low-voltage electricity supply is available to the newly created lots or ▪ written evidence that the applicant has entered into an agreement with an authorised electricity supplier (e.g. Ergon) to provide underground electricity services.	Prior to survey plan endorsement
14 Telecommunications Enter into an agreement with a telecommunication carrier to provide underground telecommunication services to each new lot within the proposed development.	Prior to survey plan endorsement
15 Easements over infrastructure – water supply, sewerage, drainage Nominated Assessing Authority – Central Highlands Regional Council (CHRC) Where public utilities are located on private land, public utility easements must be provided in favour of the Central Highlands Regional Council. Any such easement must be of an adequate width to protect that infrastructure. The terms of the easements must be to the satisfaction of and at no cost to the Central Highlands Regional Council.	Prior to endorsement of survey plan
16 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 survey plan endorsement

CONDITION		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> and <i>Local Planning Policy 4 – Parkland Contributions</i> which are as follows: Pay a contribution of \$500 towards the provision of open space/parkland in accordance with Council's Planning Scheme Policy No.4 – Parkland Contributions. <table><tr><th>Headworks contribution</th><th>Methodology</th><th>Contribution</th></tr><tr><td>Sewerage</td><td> The contribution is calculated as follows: A = area of land Taw = equivalent tenements Cw = contribution applicable per equivalent tenement 1 ET = \$1,640 A x Taw x Cw = headwork's contribution 0.0811ha x 6ET x \$1,640 = \$798.00 </td><td>\$798.00</td></tr><tr><td>Water</td><td> The contribution is calculated as follows: A = area of land Taw = equivalent tenements Cw = contribution applicable per equivalent tenement 1 ET = \$1,500 A x Taw x Cw = headwork's contribution 0.0811ha x 6ET x \$1,500 = \$730.00 </td><td>\$730.00</td></tr><tr><td>Parkland</td><td> The applicable rate for Parkland contribution headworks is currently assessed at \$500 per additional lot created. The contribution rate has been calculated as follows: \$500 x one additional lot = \$500 </td><td>\$500.00</td></tr><tr><td>TOTAL</td><td></td><td>\$2,028.00</td></tr></table>		Headworks contribution	Methodology	Contribution	Sewerage	The contribution is calculated as follows: A = area of land Taw = equivalent tenements Cw = contribution applicable per equivalent tenement 1 ET = \$1,640 A x Taw x Cw = headwork's contribution 0.0811ha x 6ET x \$1,640 = \$798.00	\$798.00	Water	The contribution is calculated as follows: A = area of land Taw = equivalent tenements Cw = contribution applicable per equivalent tenement 1 ET = \$1,500 A x Taw x Cw = headwork's contribution 0.0811ha x 6ET x \$1,500 = \$730.00	\$730.00	Parkland	The applicable rate for Parkland contribution headworks is currently assessed at \$500 per additional lot created. The contribution rate has been calculated as follows: \$500 x one additional lot = \$500	\$500.00	TOTAL		\$2,028.00	
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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 (CHRC) as a Nominated Assessing Authority

For any conditions in this package that require the consideration of Central Highlands Regional Council as a Nominated Assessing Authority, 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).

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 ****