

UDA Development Approval Package

Site Address	Bauman Way, Blackwater
Real property description	Lot 41 on SP206875
Type of approval	Material change of use
Description of proposal	Multiple residential (14 dwellings units)
ULDA reference number	DEV2010/076
Decision	APPROVED WITH CONDITIONS
Decision date	20 December 2010

Approved Drawings or Documents	Number	Plan or Document Date
Site Plan Lot 41	PL-BW-041-001 Sheet 1 of 1 Issue F	01.11.10
3D Montage Lot 41 Bauman Way Blackwater	DEV2010/076 (Amended in Red)	09.12.10
Ground Floor Plan Apartment A	001 E (Amended in Red)	09.09.10
First Floor Plan Apartment A	002 B	29.07.10
Finishes Schedule Apartment A	003 B	05.10.10
North West and North East Elevations Apartment A	004 A	Nov 10
South East and South West Elevations Apartment A	005 A	Nov 10
Ground Floor Plan Apartment B	001 A (Amended in Red)	Nov 10
First Floor Plan Apartment B	002 A	Nov 10
Finishes Schedule Apartment B	003 B	Nov 10
North West and North East Elevations Apartment B	004 A	Nov 10
South East and South West Elevations Apartment B	005 A	Nov 10

PROJECT TEAM

Matt Toon Principal Planner Development Assessment Urban Land Development Authority	Con de Groot Principal Engineer Development Assessment Urban Land Development Authority	Emma Greenhalgh Principal Planner Affordable Housing Urban Land Development Authority
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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	Building articulation Submit to the ULDA for approval all elevations of the building demonstrating that the buildings have appropriate articulation. The elevations are to illustrate: ▪ roof overhangs ▪ awnings and ▪ shade and window screen structures.	Prior to approval for building works

CONDITION		TIMING
3	Accessible Housing Two (2) accessible housing units are to be delivered in accordance with approved: - Ground Floor Plan Apartment A 001 E (Amended in Red) 09.09.10 and - Ground Floor Plan Apartment B 001 A (Amended in Red) Nov 10.	Prior to the commencement of use and to be maintained
4	Energy rating Submit to the ULDA a copy of minimum 6 star BERS energy rating compliance	Prior to commencement of site works
5	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 the commencement of use
6	Detailed Landscape Plan a. Submit to the ULDA a detailed Landscape Plan including a common recreation area and driveway treatments 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 - 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 - The front fence facing Bauman Way shall be constructed to a maximum 1.5m height and 50% of the proposed fence must be visually permeable; and - Side fencing shall be of solid construction and shall not exceed 1.8m in height except the western boundary adjacent to the park where the fence is not to exceed 1.5m in height. b. On completion of the landscape works, submit to the ULDA written certification that the completed landscaping complies with part a. this condition.	a. Prior to commencement of landscape works b. Prior to commencement of use and to be maintained
7	Street Trees The road reserve between the site and the kerb of Bauman Way is to be planted with street trees, at a spacing of one (1) tree per 15m, and not be located within 10m of the access to the site. The species must be fast growing with a dense crown, and sited in accordance with Ergon Energy's <i>Plant Smart</i> document for the Central Highlands Regional Council area. The plantings must not impact upon	Prior to commencement of use and to be maintained

CONDITION		TIMING
	sewerage or water infrastructure.	
8	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
9	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
10	Finished floor level All residential dwellings shall have a minimum finished floor level of 300mm above the Finished Surface Level.	Prior to the commencement of use and to be maintained
11	Outdoor Lighting Minimise outdoor lighting to reduce light spill in the adjacent residential properties to be in accordance with <i>AS 4282:1997 Control of the Obtrusive Effects of Outdoor Lighting</i> .	Prior to the commencement of use and to be maintained
12	Refuse Collection Enter into an agreement with the Central Highlands Regional Council to provide a waste collection service to the development.	Prior to the commencement of use and to be maintained
13	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 the commencement of use and to be maintained
14	Water Connection Central Highlands Regional Council – Nominated Assessing Authority a. Submit for approval of the Chief Executive Officer, or delegate of the Central Highlands Regional Council's (CHRC) the water supply layout including provision for main cocks, enveloper pipes at cross street services, meter assembly and meter box to the front real property boundary and valve and hydrant markers in accordance with CHRC current standards. b. Connect to CHRC's reticulated water supply system. The connection is to be provided and metered at no cost to the CHRC.	a. Prior to commencement of work b. Prior to the commencement of use

CONDITION		TIMING
15	Sewer Connection Central Highlands Regional Council – Nominated Assessing Authority a. 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. b. Connected to CHRC's reticulated sewerage system at no cost to the CHRC.	a. Prior to commencement of work b. Prior to the commencement of use
16	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
17	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
18	Easements over infrastructure – water supply, sewerage, drainage 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
19	Footpath Construct for the full length of the property a 2 metre wide footpath within the Bauman Way road reserve in accordance with <i>Capricorn Municipal Development Guidelines</i>.	Prior to the commencement of the use
20	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
21	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

CONDITION		TIMING												
22	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 bedroom unit = 0.4ET 2 bedroom unit = 0.5ET 6.2 x \$1,640.00 = \$10,168.00 </td><td>\$10,168.00</td></tr> <tr> <td>Water</td><td> $Tw \times Cw$ Tw = equivalent tenements Cw = contribution applicable per equivalent tenement 1 bedroom unit = 0.4ET 2 bedroom unit = 0.5ET 6.2 x \$1,500.00 = \$9,300.00 </td><td>\$9,300.00</td></tr> <tr> <td>TOTAL</td><td></td><td>\$19,468.00</td></tr> </tbody> </table>	Headworks contribution	Methodology	Contribution	Sewerage	$Tw \times Cw$ Tw = equivalent tenements Cw = contribution applicable per equivalent tenement 1 bedroom unit = 0.4ET 2 bedroom unit = 0.5ET 6.2 x \$1,640.00 = \$10,168.00	\$10,168.00	Water	$Tw \times Cw$ Tw = equivalent tenements Cw = contribution applicable per equivalent tenement 1 bedroom unit = 0.4ET 2 bedroom unit = 0.5ET 6.2 x \$1,500.00 = \$9,300.00	\$9,300.00	TOTAL		\$19,468.00	Prior to commencement of use
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STANDARD ADVICE

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

For any conditions in this package that require the consideration of Central Highlands Regional Council, 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-

Urban Land Development Authority DEV2010/076
Lot 41 Bauman Way, Blackwater

- (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 ****