

UDA Development Approval Package

Site Address	52 Bremner St, Blackwater
Real property description	Lot 36 on B337131
Type of approval	Material change of use
Description of proposal	Multiple residential (8 dwellings units)
ULDA reference number	DEV2010/070
Decision	APPROVED WITH CONDITIONS
Decision date	11 April 2011

Approved Drawings or Documents	Number	Plan or Document Date
Site Plan	1008 – 01 Issue B	30-11-10
Roof and Floor Plans	1008 – 02 Issue Sk-06	19-05-10
Elevations and Sections	1008 – 03 Issue Sk-06	19-05-10

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 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 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 Prior to the commencement of the use
3	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>Duarlinga 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	a. Prior to commencement of landscape works

CONDITION	TIMING
▪ 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.	b. Prior to commencement of use and to be maintained
4 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 submitted Erosion and Sediment Control Plan on site	a. Prior to commencement of site works b. At all times during construction works
5 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 a Prior to the commencement of the use and to be maintained
6 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 Prior to the commencement of the use and to be maintained
7 Refuse Collection Central Highlands Regional Council – Nominated Assessing Authority 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
8 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
9 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	a. Prior to commencement of work

CONDITION		TIMING
	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.	b. Prior to the commencement of use
10	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
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 the commencement of the use
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 the commencement of the use
13	Easements over infrastructure – water supply, sewerage, drainage Central Highlands Regional Council – Nominated Assessing Authority 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 the commencement of the use
14	Footpath Construct for the full length of the property a 2 metre wide footpath within the Bremner Street road reserve in accordance with <i>Capricorn Municipal Development Guidelines</i>.	Prior to the commencement of the use
15	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 the commencement of the use

CONDITION		TIMING												
16	Telecommunications Enter into an agreement with a telecommunication carrier to provide underground telecommunication services to each new lot within the proposed development.	Prior to the commencement of the use												
17	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 3 bedroom unit = 0.75ET $6 \times \\$1,640.00 = \\$9,840.00$ </td><td>\$9,840.00</td></tr> <tr> <td>Water</td><td> $Tw \times Cw$ Tw = equivalent tenements Cw = contribution applicable per equivalent tenement 3 bedroom unit = 0.75ET $6 \times \\$1,500.00 = \\$9,000.00$ </td><td>\$9,000.00</td></tr> <tr> <td>TOTAL</td><td></td><td> \$18,840.00 Stage 1 works = \$9,420.00 Stage 2 works = \$9,420.00 </td></tr> </tbody> </table>	Headworks contribution	Methodology	Contribution	Sewerage	$Tw \times Cw$ Tw = equivalent tenements Cw = contribution applicable per equivalent tenement 3 bedroom unit = 0.75ET $6 \times \$1,640.00 = \$9,840.00$	\$9,840.00	Water	$Tw \times Cw$ Tw = equivalent tenements Cw = contribution applicable per equivalent tenement 3 bedroom unit = 0.75ET $6 \times \$1,500.00 = \$9,000.00$	\$9,000.00	TOTAL		\$18,840.00 Stage 1 works = \$9,420.00 Stage 2 works = \$9,420.00	Prior to commencement of use for the relevant stage
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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 – Nominated Assessing Authority

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-

- (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 ****