

UDA Development Approval Package

Site Address	19 Deacon Dr, Blackwater
Real property description	Lot 14 on SP206875
Type of approval	Material change of use
Description of proposal	Multiple residential (6 dwellings units)
ULDA reference number	DEV2010/068
Decision	APPROVED WITH CONDITIONS
Decision date	8 December 2010

Approved Drawings or Documents	Number	Plan or Document Date
Site Plan Lot 14	PL-BW-3BED-014-001 Sheet 1 of 1 Issue L	16/11/10
Lot 14 Deacon Dr, Blackwater Perspective	DEV2010/068	25.11.10
Floor Plans – Lot 14 House 1	001 Issue A	SEPT 10
Floor Plans – Lot 14 House 2	001 Issue A	SEPT 10
Floor Plans – Lot 14 House 3	001 Issue A	SEPT 10
Floor Plans – Lot 14 House 4	001 Issue A	SEPT 10
Floor Plans – Lot 14 House 5	001 Issue A	SEPT 10
Floor Plans – Lot 14 House 6	001 Issue A	SEPT 10
South and West Elevations - Lot 14 House 1	002 Issue A	SEPT 10
North and East Elevations - Lot 14 House 1	003 Issue A	SEPT 10
South and West Elevations - Lot 14 House 2	002 Issue A	SEPT 10
North and East Elevations - Lot 14 House 2	003 Issue A	SEPT 10
South and West Elevations - Lot 14 House 3	002 Issue A	SEPT 10
North and East Elevations - Lot 14 House 3	003 Issue A	SEPT 10
North and East Elevations - Lot 14 House 4	002 Issue A	SEPT 10
South and West Elevations - Lot 14 House 4	003 Issue A	SEPT 10
North and East Elevations - Lot 14 House 5	002 Issue A	SEPT 10
South and West Elevations - Lot 14 House 5	003 Issue A	SEPT 10
North and East Elevations - Lot 14 House 6	002 Issue A	SEPT 10
South and West Elevations - Lot 14 House 6	003 Issue A	SEPT 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	Energy rating Submit to the ULDA a copy of minimum 6 star BERS energy rating compliance	Prior to commencement of site works

CONDITION		TIMING
3	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
4	Detailed Landscape Plan a. Submit to the ULDA a detailed Landscape Plan for all internal landscaped areas including private courtyard areas, common recreation area and driveway treatments in accordance with the Development Design Code of the <i>Duarina Shire Planning Scheme 2007</i>. Landscaping is to ensure: ▪ Selected species and fencing does not block visual surveillance to adjacent footpaths ▪ 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 Deacon Drive shall be constructed to a maximum 1.5m height and 50% of the proposed fence must be visually permeable; and ▪ All rear and side 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 complies with part a. this condition.	a. Prior to commencement of landscape works b. Prior to commencement of use and to be maintained
5	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
6	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 the kerb and channel in Deacon Drive 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
7	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

CONDITION		TIMING
8	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
9	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
10	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
11	Water Connection – Central Highlands Regional Council as the 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, and valve and hydrant markers. 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
12	Sewer Connection – Central Highlands Regional Council as the 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. b. Connected to CHRC's reticulated sewerage system.	a. Prior to commencement of work b. Prior to the commencement of use
13	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
14	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

CONDITION		TIMING
15	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
16	Footpath Construct a 1.2 metre wide footpath within the Council verge in for the full length of the property accordance with <i>Capricorn Municipal Development Guidelines</i>.	Prior to the commencement of the use
17	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
18	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												
19	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 2 bedroom unit = 0.5ET $3.0 \times \\$1,640 = \\$4,920$ </td><td>\$4,920</td></tr> <tr> <td>Water</td><td> $Tw \times Cw$ Tw = equivalent tenements Cw = contribution applicable per equivalent tenement 2 bedroom unit = 0.5ET $3.0 \times \\$1,500 = \\$4,500$ </td><td>\$4,500</td></tr> <tr> <td>TOTAL</td><td></td><td>\$9,420.00</td></tr> </tbody> </table>	Headworks contribution	Methodology	Contribution	Sewerage	$Tw \times Cw$ Tw = equivalent tenements Cw = contribution applicable per equivalent tenement 2 bedroom unit = 0.5ET $3.0 \times \$1,640 = \$4,920$	\$4,920	Water	$Tw \times Cw$ Tw = equivalent tenements Cw = contribution applicable per equivalent tenement 2 bedroom unit = 0.5ET $3.0 \times \$1,500 = \$4,500$	\$4,500	TOTAL		\$9,420.00	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-

- (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.

Urban Land Development Authority DEV2010/068
19 Deacon Dr, Blackwater

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 ****