

ULDA Ref. No: DEV2010/065

26 November 2010

PBW Corporation
C/- Capricorn Survey Group
Attn Sally Bach
PO Box 1391
ROCKHAMPTON QLD 4700

Dear Sally

**RE: UDA DEVELOPMENT APPROVAL FOR MATERIAL CHANGE OF USE - MULTIPLE RESIDENTIAL
(7 DWELLING UNITS) AT 16 DEACON DRIVE, BLACKWATER DESCRIBED AS LOT 8 ON
SP206875**

I am pleased to inform you that your application was approved on 25 November 2010 in accordance with the attached UDA Development Approval Package.

This application and its decision can also be viewed in the ULDA Development Approvals Register via our website www.ulda.qld.gov.au.

If you have any further questions with regard to the matter, please contact me on 3024 4166.

Yours sincerely



Matt Toon
PRINCIPAL PLANNER

UDA Development Approval Package

Site Address	16 Deacon Dr, Blackwater
Real property description	Lot 8 SP206875
Type of approval	Material change of use
Description of proposal	Multiple residential (7 dwellings units)
ULDA reference number	DEV2010/065
Decision	APPROVED WITH CONDITIONS
Decision date	25 November 2010

Approved Drawings or Documents	Number	Plan or Document Date
Site Plan Lot 8	PL-BW-3BED-008-001 Sheet 1 of 1 Issue E	16/11/10
Floor Plans – Lot 8 House 1	001 Issue A	SEPT 10
Floor Plans – Lot 8 House 2	001 Issue A	SEPT 10
Floor Plans – Lot 8 House 3	001 Issue A	SEPT 10
Floor Plans – Lot 8 House 4	001 Issue A	SEPT 10
Floor Plans – Lot 8 House 5	001 Issue A	SEPT 10
Floor Plans – Lot 8 House 6	001 Issue A	SEPT 10
Floor Plans – Lot 8 House 7	001 Issue A	SEPT 10
East and South Elevations - Lot 8 House 1	003 Issue A	SEPT 10
West and North Elevations - Lot 8 House 1	002 Issue A	SEPT 10
West and North Elevations - Lot 8 House 2	002 Issue A	SEPT 10
East and South Elevations - Lot 8 House 2	003 Issue A	SEPT 10
North and East Elevations - Lot 8 House 3	002 Issue A	SEPT 10
South and West Elevations - Lot 8 House 3	003 Issue A	SEPT 10
North and East Elevations - Lot 8 House 4	002 Issue A	SEPT 10
South and West Elevations - Lot 8 House 4	003 Issue A	SEPT 10
North and East Elevations - Lot 8 House 5	002 Issue A	SEPT 10
South and West Elevations - Lot 8 House 5	003 Issue A	SEPT 10
North and East Elevations - Lot 8 House 6	002 Issue A	SEPT 10
South and West Elevations - Lot 8 House 6	003 Issue A	SEPT 10
North and East Elevations - Lot 8 House 7	002 Issue A	SEPT 10
South and West Elevations - Lot 8 House 7	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

	CONDITION	TIMING
	b. Connected to CHRC's reticulated sewerage system.	b. Prior to the commencement of use
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 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
8	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
9	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
10	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
11	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
12	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
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

CONDITION	TIMING
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
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" data-bbox="303 568 1117 1191"> <thead> <tr> <th>Headworks contribution</th><th>Methodology</th><th>Contribution</th></tr> </thead> <tbody> <tr> <td>Sewerage</td><td> Tw x Cw Tw = equivalent tenements Cw = contribution applicable per equivalent tenement 2 bedroom unit = 0.5ET 3.5 x \$1,640 = \$5,740 </td><td>\$5,740</td></tr> <tr> <td>Water</td><td> Tw x Cw Tw = equivalent tenements Cw = contribution applicable per equivalent tenement 2 bedroom unit = 0.5ET 3.5x \$1,500 = \$5,250 </td><td>\$5,250</td></tr> <tr> <td>TOTAL</td><td></td><td>\$10,990.00</td></tr> </tbody> </table>	Headworks contribution	Methodology	Contribution	Sewerage	Tw x Cw Tw = equivalent tenements Cw = contribution applicable per equivalent tenement 2 bedroom unit = 0.5ET 3.5 x \$1,640 = \$5,740	\$5,740	Water	Tw x Cw Tw = equivalent tenements Cw = contribution applicable per equivalent tenement 2 bedroom unit = 0.5ET 3.5x \$1,500 = \$5,250	\$5,250	TOTAL		\$10,990.00	Prior to endorsement of survey plan
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TOTAL		\$10,990.00											
20 Community Title Lodge a copy of any Community Management Statement at the time of the lodgement of survey plan for endorsement by the ULDA. The Community Management Statement is to contain the following requirements/information that ▪ landscaping is to be maintained in accordance with the approved plans and maintenance regime ▪ front fencing is not to exceed 1.5m in height and ▪ internal collection of refuse and recyclables remains the responsibility of the Body Corporate/ Tenants.	Prior to endorsement of survey plan												

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).

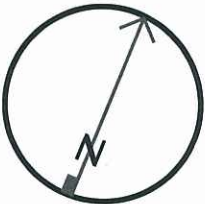
Noise and Dust Emissions

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.

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 ****



RPD
LOT 8
SP206875

DISCLAIMER: NOTE THAT THESE PLANS ARE PROVIDED SIMPLY TO ILLUSTRATE THE INTENDED LAYOUT OF THE HOMES AT THE TIME OF PRINTING. CHANGES IN LAW AND BETTER DESIGN OUTCOMES MAY AFFECT THE FINAL FLOOR PLANS. SUBMITTED FOR BUILDING APPROVAL. THE INFORMATION IS PROVIDED IN GOOD FAITH, BUT IS GIVEN ON THE BASIS THAT PANORAMA PROPERTY GROUP RESERVES THE RIGHT TO MAKE CHANGES AFTER DISCUSSION WITH THE COMPANY.

APPROVED FOR MANUFACTURE ON BEHALF OF:

NAME (PRINT):.....
COMPANY POSITION:.....

SIGNATURE:.....

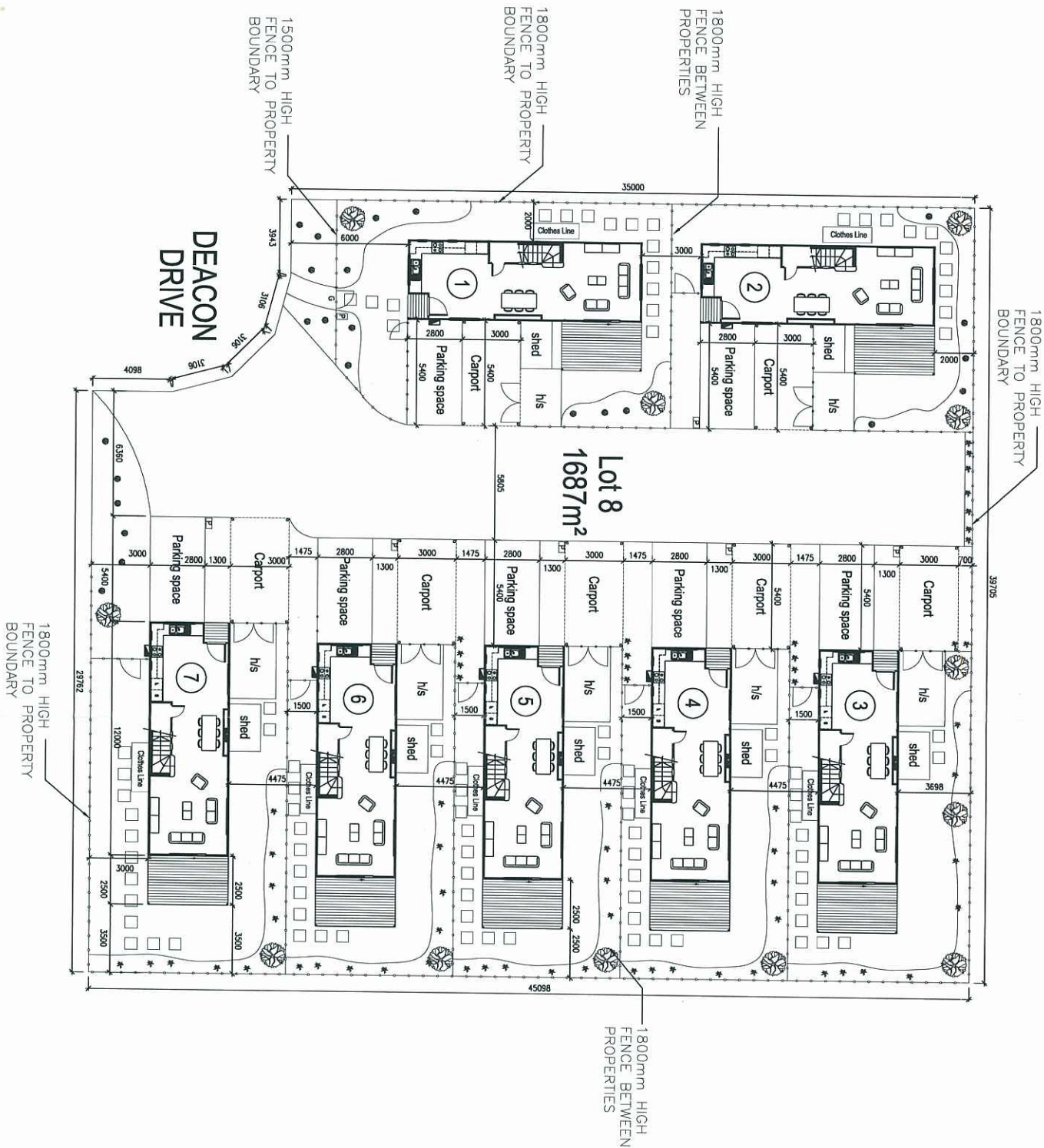
DATE:.....

Issue	Date	Description	By	Check
E	16.11.10	BOUNDARY DIMENSIONS AMENDED	SBP	
D	06.10.10	METER BRACKS ADDED, GATES AMENDED	SBP	
C	20.09.10	SITE LAYOUT AMENDED	SBP	
B	17.09.10	SITE LAYOUT AMENDED	SBP	
A	15.09.10	ORIGINAL		

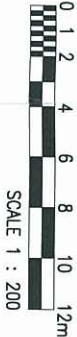
SITE PLAN
LOT 8

Project
BLACK WATER
2 BED RESIDENCE
Client
PANORAMA LIVING

Drawn By	SBP	Drawn Date	23/04/10	Scale	1:200	Sheet	1 of 1	Issue	E
Checked By		Check Date		Dimensions	ARE IN MM	DO NOT SCALE			
Project No.		Order No.							
Draw No.	PL-BW-3BED-008-001								



PLANS AND DOCUMENTS
referred to in the ULDA
APPROVAL dated 25/11/10



SCALE 1 : 200

