

Thrumster Business Park Planning Proposal

Utilities Plan

Dated.....

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1. Introduction

There is capacity within Council's existing wastewater infrastructure network to provide for the development of the Thrumster Business Park Planning Proposal land zoned E3 – Productivity Support. The additional landuses of shop top housing and serviced apartments may result in additional loading to the wastewater infrastructure. This Utilities Plan provides an additional assessment to be lodged with any development application for shop top housing or serviced apartments to ensure there is capacity within the wastewater infrastructure network to service these additional permitted landuses.

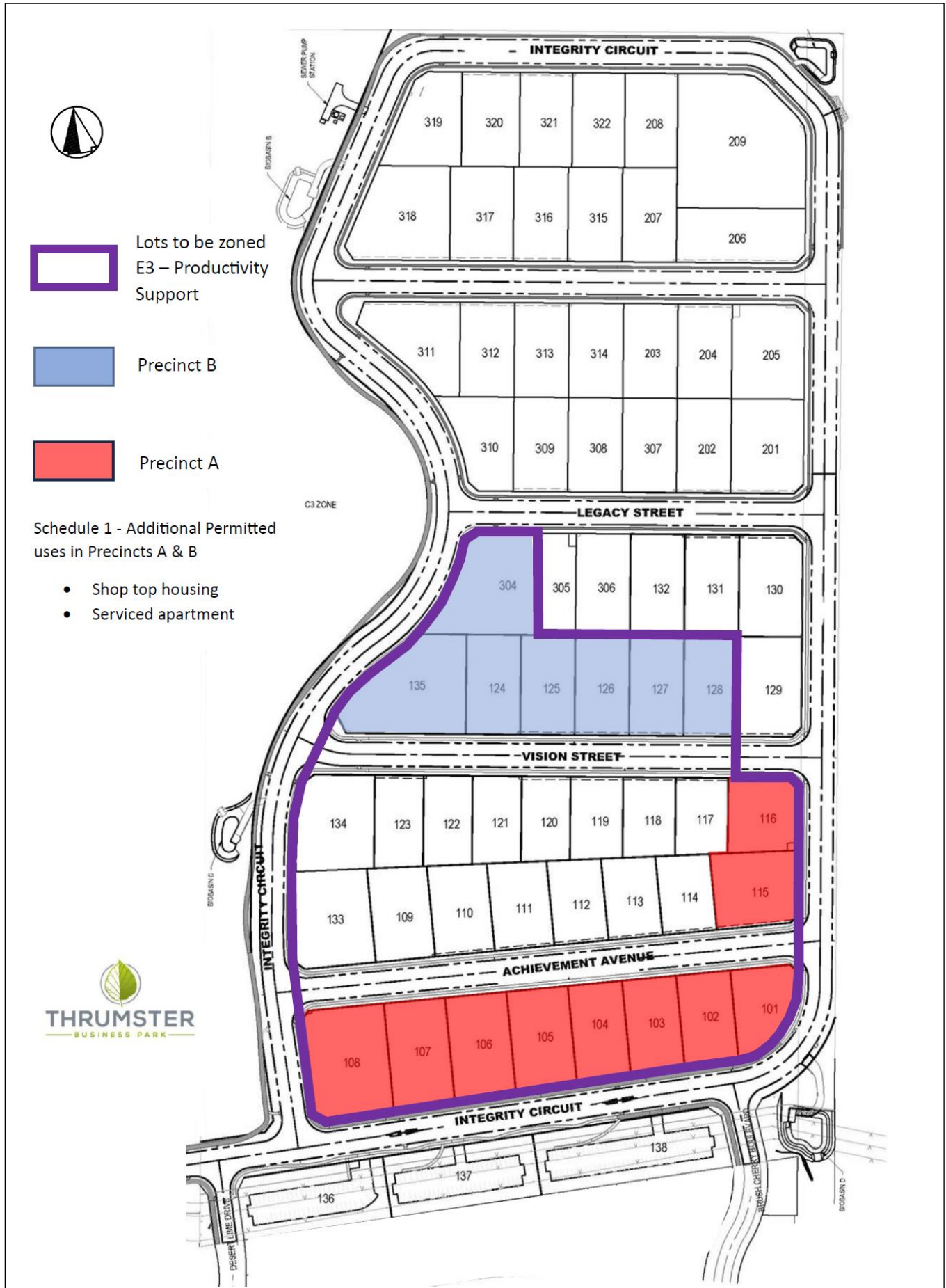
2. Objective

The Objective of this Utilities Plan is to ensure that development of land for the additional permitted purposes of shop top housing and serviced apartments does not occur unless the consent authority is satisfied that services for the adequate disposal and management of wastewater, including capacity within Council's wastewater treatment plant, are available or that adequate arrangements have been made to make them available when required.

3. Applicable Land

The provisions of the Thrumster Business Park Planning Proposal Utilities Plan apply to land identified as Precincts A and Precincts B on the following plan, being Lots 101-108, 115-116, 124-128, and Lot 135 DP 1304965, and proposed Lot 304 in Part Lot 100 DP 1304965.

Figure 1: Applicable Land identified as Precinct A and Precinct B



4. Details to be Provided with Development Application

Development consent for the purposes of either shop top housing or serviced apartments on land to which this Utilities Plan applies, must not be granted, unless the Council or consent authority is satisfied that the proponent has demonstrated there is available capacity within the Wastewater Treatment Plant and local network infrastructure to service the proposed development or that adequate arrangements have been made to make the capacity available when required.

The documentation required to be submitted with a development application for shop top housing or serviced apartments is to include an assessment and calculation of the available ET within both Precincts A and B, being the Applicable Land.

The assessment and calculation will be based on the following assumptions and information required to be provided to Council.

The Applicable Land has an area of 3.2381 ha.

At the rate of 15 ET per hectare of land, the available ET to service the Applicable Land is 48.5715 ET.

The assessment and calculations to be provided are setout as follows:

- (a) An assessment of existing approved development on the Applicable Land and a calculation of the ET allocated to the approved development(s) in total.
- (b) An assessment of development applications on the Applicable Land that are lodged prior to the Subject Application but not yet determined, and a calculation of the ET required to service the undetermined development applications.
- (c) Calculation of the balance of available ET is to be shown based on available ET less the ET allocated to developments in items (a) and (b).
- (d) Calculation of the ET demand required for the proposed development.
- (e) Assessment provided setting out confirmation that the proposed development is able to be adequately serviced in regards to adequate disposal and management of wastewater, including capacity within Council's wastewater treatment plant, or provide detail regarding the arrangements made for servicing, to Council's satisfaction.

5. Duration of Utilities Plan

The provisions of the Thrumster Business Park Utilities Plan cease to apply once the proposed Thrumster Waste Water Treatment Plant or alternative infrastructure to improve capacity in Council's wastewater network, is operational.