

16 January 2013

ULDA Ref. No: DEV2012/364

Urban Land Development Authority
C/- Wolter Consulting Group
PO Box 436
NEW FARM QLD 4005

Attention: Mitchell Hendricks

Dear Mitchell

RE: SECTION 59(1)(a) UDA DEVELOPMENT APPROVAL FOR AN UDA DEVELOPMENT APPLICATION FOR A UDA DEVELOPMENT PERMIT FOR A RECONFIGURING A LOT (1 INTO 33 RESIDENTIAL LOTS) WITH NEW ROAD, PARK AND BALANCE LOT WITH A PLAN OF DEVELOPMENT AT 20 MERIMBULA CRESCENT, FITZGIBBON DESCRIBED AS LOT 4003 ON SP249426

On 16 January 2013 the ULDA approved the UDA development application pursuant to s. 55(4)(b) of the *Urban Land Development Authority Act 2007*. The Urban Land Development Authority (ULDA) has decided to grant all of the UDA development approval applied for subject to UDA development conditions set out in the attached UDA Development Approval Package.

The UDA development application and the decision notice can also be viewed in the ULDA Development Approvals Register via the ULDA website www.ulda.qld.gov.au.

Should you have any queries in relation to the decision notice, please do not hesitate to contact Brianna Fyffe on 07 3024 4199.

Yours sincerely



Matt Toon
PRINCIPAL PLANNER DA

UDA Decision Notice – Approval

Site information			
Name of urban development area (UDA)		Fitzgibbon	
Site address		20 Merimbula Crescent, Fitzgibbon	
Lot on plan description	Lot number	Lot description	
	Lot 4003	SP249426	
UDA development application details			
ULDA reference number		DEV2012/364	
Lodgement date		21 September 2012	
Type of application		☒ New development involving:- ☒ Reconfiguring a lot ☒ Development permit	
Description of proposal applied for		Development Permit for Reconfiguring a Lot (1 lot into 33 residential lots) plus new road, park and a balance lot with a Plan of Development	
UDA development approval details			
Decision of the ULDA		The ULDA has decided to grant all of the UDA development approval applied for, subject to UDA development conditions forming part of this decision notice	
Decision date		16 January 2013	
Currency period		4 Years from Decision Date	
Plans and specification			
The plans and specifications approved by the ULDA and referred to in the UDA development conditions concerning the UDA development approval are detailed below.			
Approved plans, reports and specifications		Number (if applicable)	Date (if applicable)
1.	Plan of Reconfiguration Area C3 Sheet 1 of 2	PL1336/C-04-H	31-05-2012, Amended in Red 11/01/2013
2.	Plan of Reconfiguration Area C3 Sheet 2 of 2	PL1336/C-04-H	31-05-2012
3.	Proposed Plan 'Area C3' – Fitzgibbon Chase	ULD036 DA 01.02, Issue K	27/11/2012

4.	Plan of Development 'Area C3' – Fitzgibbon Chase	ULD036 DA 01.02, Issue G	10/01/2013
5.	[A] Urban 3 04 (11.0)	ULD036 DA A03.01, Issue B	27/11/2012, Amended in Red 11/01/2013
6.	[B] Urban 3 04 (10.5)	ULD036 DA A03.02, Issue B	27/11/2012, Amended in Red 11/01/2013
7.	[B] Urban 2 06 (10.5)	ULD036 DA A03.03, Issue B	27/11/2012, Amended in Red 11/01/2013
8.	[C] Urban 2 02 (7.5)	ULD036 DA A03.04, Issue B	27/11/2012, Amended in Red 11/01/2013
9.	[C] Urban 2 03 (7.5)	ULD036 DA A03.05, Issue B	27/11/2012, Amended in Red 11/01/2013
10.	[C] Urban 3 02 (7.5)	ULD036 DA A03.06, Issue B	27/11/2012, Amended in Red 11/01/2013
11.	[C] Urban 2 01 (8.5)	ULD036 DA A03.07, Issue B	27/11/2012, Amended in Red 11/01/2013
12.	[D] Urban 2 01 (10.4)	ULD036 DA A03.08, Issue B	27/11/2012, Amended in Red 11/01/2013
13.	[G] Terrace 2 02 (7.5)	ULD036 DA A03.09, Issue B	27/11/2012, Amended in Red 11/01/2013
14.	[G] Terrace 3 02 (7.5)	ULD036 DA A03.10, Issue B	27/11/2012, Amended in Red 11/01/2013
15.	[G] Terrace 4 02 (7.5)	ULD036 DA A03.11, Issue C	07/12/2012, Amended in Red 11/01/2013
16.	[H] Nano Loft 2 02	ULD036 DA A03.12, Issue A	27/11/2012, Amended in Red 11/01/2013
17.	[H] Nano 3 02 (6.7)	ULD036 DA A03.13, Issue A	27/11/2012, Amended in Red 11/01/2013
18.	Stage C3, Streetscape	SK03, A Revision	26/07/2012
19.	Stage C3, Park	SK04, A Revision	26/07/2012
20.	Stage C3, Park Sections	SK06, A Revision	26/07/2012
21.	Stage C3, Plant Schedule	SK07, A Revision	26/07/2012
22.	Stage C3, Plant Schedule	SK08, A Revision	26/07/2012
23.	Road Functional and Carparking Layout Plan	B12170-SK01	12/11/2012
24.	Stormwater Drainage Layout Plan	B12170-SK02	12/11/2012
25.	Sewerage Reticulation Layout Plan	B12170-SK03	12/11/2012
26.	Water Reticulation Layout Plan	B12170-SK04	12/11/2012
27.	<i>TTM Proposed Fitzgibbon Chase "Areas B, C, E and G" - Preliminary Environmental Noise Impact Assessment</i>	25850 R08	6 November 2009

UDA Development Conditions

1.	Carry out the approved development	
	Carry out the development generally in accordance with the approved	Prior to survey plan

	plan/s. drawing/s and document/s.	endorsement
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 survey plan endorsement
3.	Construction Management Plan Submit to the ULDA Principal Engineer a site based construction management plan that will include but not be limited to: a) provision for the management of traffic during and outside of construction work hours; b) provision for parking and materials delivery during and outside of construction hours of work; c) control measures to mitigate soil, erosion and dust generated from the work sites during and outside construction work hours in accordance with Brisbane City Council's Erosion and Sediment Control Standard (Version 9 or later); d) management of groundwater and surface water collection, treatment and disposal to accepted environmental standards; The construction management plan shall be prepared in consultation with the professionals responsible for individual site related management plans to ensure that all aspects of the construction and environmental management are included. The construction management plan shall be reviewed and approved by the principal consultant overseeing and certifying the construction works. All work shall be undertaken in accordance with the construction management plan which must be current and available on site at all times during the construction period.	Prior to commencement of works and at all times during site works
4.	Filling and Excavation a) Submit to the ULDA an earthworks plan and cross sections, checked and certified by a Registered Professional Engineer of Queensland (RPEQ-Civil) in accordance with Brisbane City Council's <i>Filling and Excavation Code</i> and <i>Subdivision and Development Guidelines</i>. b) Submit to the ULDA certification from a RPEQ specialising in geotechnical engineering stating that all constructed cut/fill batters and/or retaining structures have achieved adequate stability with a factor of safety greater than 1.5 and that all cut and fill operations have been carried out in accordance with AS3798 and any unsuitable material encountered has been treated or replaced with suitable replacement material and that finished fill levels have complied with part a) of this condition.	a) Prior to commencement of works b) Prior to survey plan endorsement
5.	Access Roads, Parking and Footpaths a) Submit to the ULDA engineering drawings of all proposed road works, parking, footpaths and line markings checked and certified by a Registered Professional Engineer of Queensland (RPEQ) generally in accordance with the approved <i>Road Functional and Carparking Layout Plan B12170-SK01</i> dated 12/11/12 and	a) Prior to commencement of works

	Brisbane City Council's <i>Subdivision and Development Guidelines 2008</i>. b) Construct the road works in accordance with the submitted drawings required in part (a) of this condition. Upon completion of the works submit to the ULDA "As Constructed" plans including an asset register, checked and certified by a Registered Professional Engineer Queensland (RPEQ-Civil) that the works have been completed in accordance with part (a) of this condition.	b) Prior to commencement of use
6.	Landscape Works in Park and Dedication a) Submit to the ULDA a detailed Landscape Plan certified by a suitably qualified professional, preferably AILA registered, landscape architect for improvement works within the proposed Lot 900 park generally in accordance with the requirements detailed in <i>Brisbane City Plan 2000 - Planning Scheme Policy 1, Subdivision and Development Guidelines</i>, current Australian Standards. and is to document the following: Existing contours or site levels • Location of existing under- and above-ground services within the proposed parkland (eg. drainage, water reticulation, sewerage, electricity, gas, telecommunications etc.). • Removal of weed species, barbed wire, building materials, rubbish, debris and other obstacles which may present a public liability risk. • Location and description of existing fencing and retaining walls within and abutting the park. Site Preparation • Proposed finished levels, including sections across and through the parkland at critical points (eg. Interface with roads or water bodies, retaining walls or batters). New Works • Location of proposed drainage and stormwater works within the park, including cross-sections and descriptions. • Provision of electricity and water connections to the park. • Construction of vehicle barriers/bollards along park frontages to prevent unauthorised vehicular access. • Provision of a lock-rail access point (positioned at a level and logical point) and associated vehicular crossover to each road frontage to parkland. • Details and locations of any proposed building works or planting, including: footpaths, bridges, park furniture, picnic facilities and play equipment. • Surface treatments, including the preparation of all open ground within the proposed parkland to ensure that it is topsoiled, grassed and suitable for mowing. Grassing is to achieve 80% coverage at the time of On Maintenance inspection. • Provision of a sub-tropical plant schedule listing all proposed plants by botanical name, quantity and size at time of planting. b) Construct landscape works in accordance with the Landscape Plan from part a) of this condition. c) On Maintenance - Provide 12 months maintenance to the parks, commencing on receipt of written confirmation from the ULDA that	a) Prior to commencement of works b) Prior to commencement of use c) As indicated

	works are satisfactory. d) Off Maintenance Inspection - On completion of the 12 months maintenance period, contact the ULDA to arrange an Off Maintenance inspection. e) Transfer and surrender to the Crown – Transfer and surrender to the Crown as "park for public use" Lots shown as Park on the approved <i>Plan of Reconfiguration Area C3 – PL1336/C-04-D</i> dated 31-05-2012, Sheet 1 of 2.	d) As indicated e) Prior to commencement of use
7.	Street Trees a) Submit to the ULDA a Street Tree Plan generally in accordance with the <i>Stage C3 Streetscape Plan SK03 – A_Revision</i> date 26/07/2012. The plan is to include trees to all street frontages at spacing's in accordance with the Brisbane City Council's <i>Subdivision and Development Guidelines</i>, or a minimum of one (1) tree per additional allotment, whichever is the greater. b) Provide and plant street trees in accordance with the approved Street Tree Plan. c) Provide 12 months maintenance to the street trees, commencing on receipt of written confirmation from the ULDA that planting is satisfactory. d) Obtain written confirmation from the ULDA that the street trees have been maintained to a satisfactory standard.	a) Prior to commencement of works on site b) Prior to commencement of use c) As indicated d) At the conclusion of the 12 months maintenance period
8.	Street Lighting Design and install a street lighting system (including connections and energising) to all roads and relevant laneways within and bounding the subdivision and to all footpaths/bikeways within road reserves associated with the subdivision. The design and construction of the street lighting system must: • be in accordance where relevant with Chapter 7 of Brisbane City Council's <i>Subdivision and Development Guidelines</i> and Drawings • meet the relevant requirements of the electricity supplier (where the supplier is Energex, this includes Energex's <i>Public Lighting Construction Manual</i>) • be acceptable to the electricity supplier as 'Rate 2 Public Lighting' (refer Energex's Rate 2 Public Lighting Design Parameters). • be designed and positioned to comply with AS 4282:1997 <i>Control of the Obtrusive Effects of Outdoor Lighting</i> and AS11583.1:2005 <i>Pedestrian area category P) lighting</i> to minimise the impact upon the fauna in the adjacent bushland areas.	Prior to survey plan endorsement
9.	Acoustic treatment All potential purchasers of lots 3270 to 3302 shall be advised in writing that further acoustic assessment and treatment is required for future house plans as identified in the approved <i>TTM Proposed Fitzgibbon Chase "Areas B, C, E and G" - Preliminary Environmental Noise</i>	As indicated

	<i>Impact Assessment No. 25850 R08, dated 6 November 2009.</i>	
10.	Water Reticulation a) Submit to the ULDA engineering drawings detailing a water reticulation system and water meter connection point to all proposed lots, generally in accordance with the approved <i>Water Reticulation Layout Plan B12170-SK04</i> date 12/11/12. The engineering drawings shall be to <i>WSA 03-2002 Water Supply Code of Australia V2.3</i> and to <i>Queensland Urban Utilities Standards</i>, checked and certified by a Registered Professional Engineer of Queensland (RPEQ). b) Construct sewerage reticulation in accordance with the submitted drawings required in part (a) of this condition. Upon completion prepare and provide to the ULDA "As Constructed" plans including an asset register, checked and certified by a Registered Professional Engineer Queensland (RPEQ-Civil) that the works have been completed in accordance with part (a) of this condition.	a) Prior to commencement of works b) Prior to commencement of use
11.	Sewerage Reticulation a) Submit to the ULDA engineering drawings detailing a sewerage reticulation system and connection point to all proposed lots, generally in accordance with the approved <i>Sewerage Reticulation Layout Plan B12170-SK03</i> date 12/11/12. The engineering drawing shall be to <i>WSA 02-2002 Sewerage Code of Australia V2.3</i> and <i>Queensland Urban Utilities Standard</i>, checked and certified by a Registered Professional Engineer of Queensland (RPEQ). b) Construct the sewerage reticulation in accordance with the submitted drawings required in part (a) of this condition. Upon completion of the works prepare and submit to the ULDA "As Constructed" plans including an asset register, checked and certified by a Registered Professional Engineer Queensland (RPEQ) that the works have been completed in accordance with part (a) of this condition.	a) Prior to commencement of works b) Prior to commencement of use
12.	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 in accordance with the Brisbane City Council's <i>Subdivision and Development Guidelines</i>.	Prior to survey plan endorsement
13.	Stormwater Drainage System a) Submit to the ULDA engineering drawings and hydraulic calculations detailing stormwater drainage system including any relocation of existing stormwater infrastructure, generally in accordance to the approved plan B12170-SK02 and Brisbane City Council's <i>Subdivision and Development Guidelines 2008</i>. The engineering drawings shall be checked and certified by a Registered Professional Engineer of Queensland (RPEQ). b) Construct the stormwater drainage in accordance with the submitted drawings required in part (a) of this condition. Submit to	a) Prior to commencement of site works b) Prior to commencement of use

	the ULDA 'As-Constructed' drawings and asset register, checked and certified by a Registered Professional Engineer of QLD (RPEQ) that all works have been completed in accordance with the drawings from part (a) of this condition.	
14.	Easements over Infrastructure Where public utilities are located on private land, public utility easements must be provided in favour of the ULDA. The terms of the easements must be to the satisfaction of the Chief Executive Officer.	Prior to survey plan endorsement
15.	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 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 in accordance with Brisbane City Council's <i>Subdivision and Development Guidelines</i> .	Prior to survey plan endorsement
17.	Broadband Provide to the ULDA a written agreement from an authorised telecommunications service provider that infrastructure within the development as defined under the Telecommunications Act (Fibre Deployment Bill 2011) and can be provided in accordance with the Communications Alliance G645:2011 guideline, to accommodate services which are compliant with the Federal Government's National Broadband Network policy.	Prior to survey plan endorsement
18.	Electricity Submit to the ULDA either written evidence: ▪ demonstrating that existing underground low-voltage electricity supply is available to the newly created lots or ▪ that the applicant has entered into an agreement with an authorised electricity supplier (e.g. Energex) to provide underground electricity services.	Prior to survey plan endorsement
19.	Telecommunications Enter into an agreement with a telecommunication carrier to provide underground telecommunication services to each new lot within and adjacent to the proposed development in accordance with Brisbane City Council's <i>Subdivision and Development Guidelines</i> .	Prior to survey plan endorsement
20.	Pre-Construction Self Certification No work shall commence until the ULDA acknowledges in writing receipt of certification package(s) from the Project Coordinator in accordance with ULDA Certification Procedures Manual.	Prior to commencement of site works

21.	Post-Construction Self Certification Submit Post-Construction (Practical Completion) Certification, approved forms and “as Constructed” plans including an asset register, certified by a Registered Professional Engineer Queensland (RPEQ), that the plans are a true record of the works “as constructed” are in accordance with the approved plans.	Prior to the endorsement of survey plan													
22.	Infrastructure Contributions Pay to the Urban Land Development Authority a monetary contribution towards the cost of the provision of essential infrastructure. The total contribution will be calculated in accordance with the ULDA’s <i>Interim Infrastructure Framework</i> (The Framework) at the time of payment. The current applicable charge is: <table><tr><th rowspan="2">Dwelling Type</th><th rowspan="2">Detached dwelling</th><th colspan="3">Per Dwelling Unit</th></tr><tr><th>Small (0-60m² GFA)</th><th>Medium (60m²-100m² GFA)</th><th>Large (+100m² GFA)</th></tr><tr><td>Infrastructure charges</td><td>\$17,992</td><td>\$8,206</td><td>\$11,445</td><td>\$18,840</td></tr></table> Minus any credit where evidence is provided that contributions have already been paid. The Framework specifies that the charge will be adjusted each July in accordance with the 3 year rolling average of the Road and Bridge Construction Queensland Index.	Dwelling Type	Detached dwelling	Per Dwelling Unit			Small (0-60m ² GFA)	Medium (60m ² -100m ² GFA)	Large (+100m ² GFA)	Infrastructure charges	\$17,992	\$8,206	\$11,445	\$18,840	Prior to survey plan endorsement
Dwelling Type	Detached dwelling			Per Dwelling Unit											
		Small (0-60m ² GFA)	Medium (60m ² -100m ² GFA)	Large (+100m ² GFA)											
Infrastructure charges	\$17,992	\$8,206	\$11,445	\$18,840											

STANDARD ADVICE

Please note that in order to lawfully undertake development, it may be necessary to obtain approvals other than this UDA development approval, some specific advices are outlined below. Other advices may include other approvals under the *Urban Land Development Authority Act 2007* as well as the *Sustainable Planning Act 2009* (e.g. for building work), the *Plumbing and Drainage Act 2002* and the *Commonwealth Environmental Protection and Biodiversity Act 1999*. Carrying out development may also be subject to 'duty of care' legislation such as the *Aboriginal Cultural Heritage Act 2003*. For advice on other approvals that may be necessary in relation to your proposal, please seek professional advice.

Brisbane City Council (BCC) – Nominated Assessing Authority

For any conditions in this package that require the consideration of Brisbane City 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). No costs will be incurred by the ULDA or BCC.

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 on:

- (a) Sundays or public holidays, at any time; or
- (b) Saturdays or business days, 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.