

6 November 2012

ULDA Ref. No: DEV2012/353

ULDA
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 MATERIAL CHANGE OF USE FOR MULTIPLE RESIDENTIAL (8 DWELLING UNITS) AT 5 CARNARVON CRESCENT, FITZGIBBON DESCRIBED AS LOT 153 ON SP228785

On 6 November 2012 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 Matt Toon on 07 3024 4166.

Yours sincerely



Beatriz Gomez
MANAGER – DEVELOPMENT ASSESSMENT

UDA Decision Notice – Approval

Site information		
Name of urban development area (UDA)	Fitzgibbon	
Site address	5 Carnarvon Crescent, Fitzgibbon	
Lot on plan description	Lot number	Lot description
	Lot 153	SP228785
UDA development application details		
ULDA reference number	DEV2012/353	
Lodgement date	3 September 2012	
Type of application	☒ New development involving:- ☒ Material change of use ☐ Preliminary approval ☒ Development permit ☐ Reconfiguring a lot ☐ Preliminary approval ☐ Development permit ☐ Operational work ☐ Preliminary approval ☐ Development permit ☐ Changing a UDA development approval ☐ Extending the currency period of a UDA approval	
Description of proposal applied for	Development Permit for Material Change of Use for Multiplex Residential (8 Dwelling Units)	

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		6 November 2012	
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.	Street Entry View and Site Plans prepared by degenhartShedd	ULD039 DA Issue I	29/10/12 (Received 30 OCT 2012)
2.	South Entry View, Roof Plan and Floor Plans prepared by degenhartShedd	ULD039 DA Issue I	29/10/12 (Received 30 OCT 2012)
3.	Park view and Elevations prepared by degenhartShedd	ULD039 DA Issue I	29/10/12 (Received 30 OCT 2012)
UDA Development Conditions			
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 commencement of use and to be maintained
2	Maintain the Approved Development Maintain the approved development (including landscaping, parking, driveways and other external spaces) in accordance with the approved drawing(s) and /or documents, and any relevant ULDA or other approval required by the conditions.		As indicated
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 commencement of use
4	Acoustics Submit to the ULDA written evidence that the all dwellings comply with the internal noise criteria of L _{Amax} 50dB(A) with building treatments determined by AS3671:1989 <i>Road Traffic Noise Intrusion – Building Siting and Construction</i> .		Prior to commencement of use
5	Approval of 'As Constructed' Accessible Unit Design Submit written confirmation to the ULDA's Manager – Development Assessment that the development has constructed five (5) accessible units in accordance with the following stamped approved plans: - Street Entry View and Site Plans prepared by degenhartSHEDD ULD039 DA Issue I dated 29/10/12 (Received 30 OCT 2012) and - South Entry View, Roof Plan and Floor Plans prepared by degenhartSHEDD ULD039 DA Issue I dated 29/10/12 (Received 30 OCT 2012).		Prior to approval for building works
6	Construction Management Plan a) Submit to the ULDA a site based construction management plan that will		a) Prior to

	include but not be limited to the: ▪ provision for the management of traffic around and through the site during and outside of construction work hours ▪ provision for parking and materials delivery during and outside of construction hours of work ▪ management of dust generated from the site during and outside construction work hours ▪ management of sedimentation and erosion which complies with Brisbane City Council's Erosion and Sediment Control Standard (Version 9 or later) ▪ management of groundwater and surface water collection, treatment and disposal ▪ management of contaminated soils (if required), including removal, treatment and replacement in accordance with site remediation plans prepared and approved specifically for this site, if needed. 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. b) 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.	commencement of site works b) At all times during site works
7	Landscape Works a) Submit to the ULDA detailed Landscape Plans certified by a suitably qualified Landscape Architect or Landscape Contractor illustrating the extent of landscaping for each unit and common areas. The plans must where relevant: ▪ include an area of soft landscaping on each unit in the front setback. This may be to the front of blank walls or to provide privacy. ▪ ensure landscaping maintains visibility along pathways, driveways and to front entries ▪ include details and heights of fencing/walls to the street or open space ▪ include species which are low maintenance and water-wise ▪ ensure species are selected taking into account the location of overhead or underground services ▪ indicate where one hose cock can be provided within each private open space where on ground level ▪ ensure turfed areas proposed are accessible externally by standard lawn mowing equipment and receive adequate sunlight ▪ identify opportunities for water infiltration on-site to be maximised on-site through landscaped areas and permeable paving where possible ▪ ensure surface water for each courtyard/ hard stand area does not drain to adjoining lots and An overall site landscape plan should be provided which outlines areas of hard and soft external treatments and the interface with the streetscape. Individual dwelling/lot plans to be provided including species and typical details. b) Construct the works in accordance with submitted drawings from part a) of this condition.	a) Prior to commencement of landscape works b) Prior to commencement of use

	c) On completion of the works, provide to the ULDA written certification from a licensed and experienced Landscape Architect or Landscape Contractor that the completed landscaping complies with this condition.	c) Prior to commencement of use
8	Internal Roadway & Carparking Submit to the ULDA "as constructed" drawings certified by a Registered Professional Engineer Queensland (RPEQ) that the internal roadway and carparking has been designed, constructed, sealed and linemarked generally in accordance with the approved Street Entry View and Site Plans prepared by degenhartShedd ULD039 DA Issue I dated 29/10/12 (Received 30 OCT 2012), AS2890.1:2004 <i>Parking Facilities – Off Street Parking</i> and Brisbane City Council's <i>Subdivision and Development Guidelines</i> .	Prior to commencement of use
9	Vehicle Access Crossover Design and construct vehicle access crossover between the kerb and channel in Carnarvon Crescent and the property in accordance with Brisbane City Council's <i>Subdivision and Development Guidelines</i> .	Prior to commencement of use
10	Soil Erosion and Sediment Control a) Submit to the ULDA Principal Engineer an Erosion and Sediment Control (E&SC) Program certified by a Registered Professional Engineer Queensland (RPEQ) that complies with Brisbane City Council's <i>Erosion and Sediment Control Standard (Version 9 or later)</i> . b) The E&SC shall be closely monitored by a Registered Professional Engineer Queensland (RPEQ)	a) Prior to commencement of site works b) During site works
11	Stormwater Connections Connect each dwelling to the existing stormwater network in accordance with the Brisbane City Council's <i>Subdivision and Development Guidelines</i> .	Prior to commencement of use
12	Water Connections Connect each dwelling to the reticulated water supply in accordance with Queensland Urban Utilities standards.	Prior to commencement of use
13	Sewer Connections Connect each dwelling to the reticulated sewerage system in accordance with Queensland Urban Utilities standards.	Prior to commencement of use
14	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 commencement of use
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 drainage lines) that may occur during any works carried out in association with the approved development.	Prior to commencement of use
16	Electricity Submit to the ULDA either: ▪ written evidence demonstrating that existing underground low-voltage electricity supply is available to each dwelling; or ▪ written evidence that the applicant has entered into an agreement with an authorised electricity supplier (e.g. Energex) to provide underground electricity services.	Prior to commencement of site works
17	Telecommunications	

	Enter into an agreement with a telecommunication carrier to provide underground telecommunication services to each new dwelling within and adjacent to the proposed development in accordance with Brisbane City Council's <i>Subdivision and Development Guidelines</i> .	Prior to commencement of site works												
18	Broadband Provide infrastructure within the development to accommodate NBN services in accordance with NBN Co Limited 'New Developments: Deployment of the NBN Co Conduit and Pit Network – Guidelines for Developers', Doc. No NBN-TE-CTO-194, issue date 1st April 2011.	Prior to commencement of use												
19	Infrastructure Contributions Pay to the Urban Land Development Authority a monetary contribution towards the cost of the provision of essential infrastructure. The contribution has been calculated in accordance with the ULDA's <i>Interim Infrastructure Framework</i> (The Framework). 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. The current applicable charge is: <table border="1"> <tr> <td>Medium 60-100m² GFA</td><td>\$11,445 x 5</td><td>\$57,225</td></tr> <tr> <td>Small < 60m² GFA</td><td>\$8,206 x 3</td><td>\$24,618</td></tr> <tr> <td>Minus credit for existing lot</td><td>\$17,992</td><td>-\$17,992</td></tr> <tr> <td>Total Infrastructure Charge</td><td></td><td>\$63,851</td></tr> </table> <i>sted each July in accordance with the 3 year rolling average of the Road and Bridge Construction Queensland Index</i>	Medium 60-100m ² GFA	\$11,445 x 5	\$57,225	Small < 60m ² GFA	\$8,206 x 3	\$24,618	Minus credit for existing lot	\$17,992	-\$17,992	Total Infrastructure Charge		\$63,851	Prior to commencement of use.
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