

4 December 2012

ULDA Ref. No: DEV2012/350

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 MATERIAL CHANGE OF USE FOR MULTIPLE RESIDENTIAL (6 DWELLING UNITS) AT 15 KIRIJANI STREET, FITZGIBBON DESCRIBED AS LOT 5004 ON SP251840

On 28 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 myself on 3024 4166.

Yours sincerely



Matt Toon
PRINCIPAL PLANNER

UDA Decision Notice – Approval

Site information			
Name of urban development area (UDA)		Fitzgibbon	
Site address		15 Kirijani Street, Fitzgibbon	
Lot on plan description	Lot number	Lot description	
	Lot 5004	SP251840	
UDA development application details			
ULDA reference number		DEV2012/350	
Lodgement date		31 August 2012	
Type of application		☒ New development involving:- ☒ Material change of use ☒ Development permit	
Description of proposal applied for		Development Permit For Material Change of Use For Multiple Residential (6 dwelling units)	
UDA development approval details			
Decision of the ULDA [delete other than the applicable decision]		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		28 November 2012	
Currency period		4 Years from Decision Notice	
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 8003 Site Plans prepared by degenhart SHEDD	ULD039 DA Issue H	Received 21 NOV 2012
2.	Park View, Roof Plan and 8003 Floor Plans prepared by degenhart SHEDD	ULD039 DA Issue H	Received 21 NOV 2012 (Amended in Red 22.11.12)
3.	South Public Open Space View and 8003	ULD039 DA Issue H	Received 21 NOV 2012

	Elevations prepared by degenhart SHEDD	(Amended in Red 22.11.12)
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 _A max 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 two (2) accessible units in accordance with the following stamped approved Park View, Roof Plan and 8003 Floor Plans prepared by degenhart SHEDD ULD039 DA Issue H Received 21 NOV 2012 (Amended in Red 22.11.12).	Prior to commencement of use
6	Construction Management Plan a) Submit to the ULDA a site based construction management plan that will 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	a) Prior to commencement of site works

	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.	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 including adjacent to bin collection point. 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. 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.	a) Prior to commencement of landscape works b) Prior to commencement of use 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 8003 Site Plans prepared by degenhart SHEDD ULD039 DA Issue H dated Received 21 NOV 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 and the property in accordance with Brisbane City Council's	Prior to commencement of use

	<i>Subdivision and Development Guidelines.</i>	
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 1 st April 2011.	Prior to commencement of use

19	City Waste Services Enter into an arrangement with Brisbane City Council's City Waste Services to provide a bin collection service to the development for all dwelling units.	Prior to commencement of use												
20	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 2</td><td>\$22,890</td></tr> <tr> <td>Small < 60m² GFA</td><td>\$8,206 x 4</td><td>\$32,824</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>\$37,722</td></tr> </table> * Charge will be adjusted each July in accordance with the 3 year rolling average of the Road and Bridge Construction Queensland Index	Medium 60-100m ² GFA	\$11,445 x 2	\$22,890	Small < 60m ² GFA	\$8,206 x 4	\$32,824	Minus credit for existing lot	\$17,992	-\$17,992	Total Infrastructure Charge		\$37,722	Prior to commencement of use.
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Total Infrastructure Charge		\$37,722												

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.

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.