

ULDA Decision Notice

Site Address	Parkside Circuit (off Macarthur Avenue) Hamilton
Real property description	Lot 203 on SP246469
Type of approval	UDA development permit with conditions
Aspects of development	Reconfiguration of Lot
Description of proposal	Subdivision of 1 into 10 residential lots and a common property lot for the purpose of common access and services.
ULDA reference number	DEV2012/344
Decision date	25 September 2012
Currency period	4 years from Decision date

Approved Drawings or Documents	Number	Plan or Document Date
Plan of Lots 1-10 & Common Property	SP253285	24/08/2012

CONDITIONS OF APPROVAL

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 survey plan 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 the survey plan endorsement
3.	Stormwater Management All stormwater, with the exception of water captured on-site in rainwater tanks, is to be drained from each lot and carried without causing annoyance or nuisance to any person to a lawful point of discharge in Parkside Circuit in accordance with Brisbane City Council's current standards.	Prior to survey plan endorsement
4.	Water Connection Provide a separate metered water connection to each lot in accordance with Queensland Urban Utilities' current standards.	Prior to survey plan endorsement
5.	Sewer Connection Provide a separate sewer connection to each lot in accordance with Queensland Urban Utilities' current standards.	Prior to survey plan endorsement
6.	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 survey plan endorsement

CONDITION		TIMING
7.	Damage and Repairs 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 survey plan endorsement
8.	Electricity Submit to the ULDA either: ▪ written evidence demonstrating that existing underground low-voltage electricity supply is available to each lot; 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 survey plan endorsement
9.	Telecommunications Submit to the ULDA documentation from an authorised telecommunications service provider confirming that satisfactory agreements have been put in place for the provision of underground telecommunications capable of complying with NBN Co Ltd 'New Developments: Deployment of the NBN Co Conduit and Pipe Network – Guidelines for Developers' (April 2011 or later) to each new lot within the proposed development.	Prior to survey plan endorsement
10.	Infrastructure Contributions Pay to the Urban Land Development Authority a monetary contribution towards the cost of the provision of essential infrastructure based on the Brisbane City Council's Adopted Infrastructure Charges Resolution applicable at the time of payment. The current rate per new lot is \$26,000 which equates to \$260,000 for the 10 proposed lots.	Prior to survey plan endorsement

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.

Plan Sealing and Uncompleted Works Bonds

ULDA procedures and required forms regarding plan sealing and uncompleted works bonds are contained within the *ULDA Certification Procedures Manual* downloadable on the ULDA website or contact the ULDA on 3024 4150.

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 ****