

12 December 2012

ULDA Ref. No: DEV2012/391

Cameron Leggatt
Australand Holdings Limited
3/154 Melbourne Street
SOUTH BRISBANE QLD 4101

Dear Cameron

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 8 DWELLING LOTS) AT PARKSIDE CIRCUIT (OFF MACARTHUR AVENUE), HAMILTON DESCRIBED AS LOT 205 ON SP251858

On 11 December 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 07 3024 4166.

Yours sincerely



Matt Toon
PRINCIPAL PLANNER

UDA Decision Notice – Approval

Site information			
Name of urban development area (UDA)		Northshore Hamilton	
Site address		Parkside Circuit (off Macarthur Avenue) Hamilton	
Lot on plan description	Lot number	Lot description	
	Lot 205	SP251858	
UDA development application details			
ULDA reference number		DEV2012/391	
Lodgement date		26 November 2012	
Type of application		☒ New development involving:- ☒ Reconfiguring a lot ☒ Development permit	
Description of proposal applied for		Development Permit for Reconfiguring a Lot for Staged subdivision of 1 into 8 residential lots. - Stage 1 – 1 into 4 residential lots with balance parcel; - Stage 2 - 1 into 4 residential lots; and - reciprocal boundary easements A to N for support, shelter, projection, maintenance and fire purposes	
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		11 December 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.	Stage 1 - Proposed Subdivision	31	22 / 11 / 12
2.	Stage 2 - Proposed Subdivision	32	22 / 11 / 12

3.	Stage 1 - Proposed Subdivision Overlay	33	22 / 11 / 12
4.	Stage 2 - Proposed Subdivision Overlay	34	22 / 11 / 12
5.	Typical Boundary & Easement Section	35	22 / 11 / 12
UDA Development Conditions			
Stage 1 - one into four residential lots with balance parcel			
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	
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	Prior to survey plan endorsement	

	<i>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.</i>	
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 \$104,000 for the 4 proposed lots.	Prior to survey plan endorsement
Stage 2 - one into four residential lots		
11.	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
12.	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
13.	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
14.	Water Connection Provide a separate metered water connection to each lot in accordance with Queensland Urban Utilities' current standards.	Prior to survey plan endorsement
15.	Sewer Connection Provide a separate sewer connection to each lot in accordance with Queensland Urban Utilities' current standards.	Prior to survey plan endorsement
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.	Prior to survey plan endorsement
17.	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
18.	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

19.	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
20.	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 \$104,000 for the 4 proposed lots.	Prior to survey plan endorsement

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.