

ULDA Decision Notice

Site Address	37 Hinchinbrook Avenue, Fitzgibbon
Real property description	Lot 128 on SP234612
Type of development	UDA development permit subject to conditions
Aspects of Development	Material Change of Use and associated Operational Works
Description of Proposal	Multiple residential (5 dwelling units) and associated Operational Works (Driveway, Soil Erosion and Sediment Control, Sewer Works, Stormwater Drainage Works, Footpath)
ULDA reference number	DEV2011/195
Decision date	31 May 2012
Currency period	4 years from Decision date

Drawings or Documents	Number	Plan or Document Date
Site & Location Plan	128 BA 01.01 Rev C	23/04/12
Floor Plan	128 BA 02.01 Rev C	23/04/12
First Floor Plan	128 BA 02.02 Rev C	23/04/12
Roof Plan & Legend	128 BA 02.03 Rev C	23/04/12
Elevations 1 & 2 (Amended in Red)	128 BA 03.01 Rev C	23/04/12
Elevations 3 & 4 (Amended in Red)	128 BA 03.02 Rev C	23/04/12
Sections	128 BA 04.01 Rev C	23/04/12

PROJECT TEAM

Dou Ribu Senior Planner Development Assessment Urban Land Development Authority	David Elliott Principal Engineer Development Assessment Urban Land Development Authority
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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 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.	To be maintained
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	Construction Management Plan a) Submit to the ULDA a site based construction management plan that will include but not be limited to the:	a) Prior to commencement of

CONDITION	TIMING
▪ 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.	site works b) At all times during site works
5 Landscaping and Street Works a) Submit for ULDA detailed Landscape Plans certified by a suitably qualified Landscape Architect or Landscape Contractor illustrating the extent of landscaping for each unit and the overall site interface with the streetscape. The plans must where relevant: ▪ include the location of existing street trees and verge landscaping treatments. If existing street trees are impacted by driveway locations a new street tree is to be provided in an agreed location. ▪ include an area of soft landscaping on each lot 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 ▪ 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	a) Prior to commencement of landscape works

CONDITION	TIMING
▪ 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 the approved Landscape Plans 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.	b) Prior to commencement of use c) Prior to commencement of use
6 Vehicle Access a) Construct vehicle crossovers between the existing kerb & channel and the property boundary generally in accordance with the approved Site & Location Plan by degenhartShedd 128 - BA 00.01 Rev C dated 23/04/12 and Brisbane City Council's <i>Subdivision and Development Guidelines</i>. b) Submit to the ULDA certification from an Registered Professional Engineer Qld (RPEQ) that the works have been completed as required by the above conditions	a) Prior to commencement of use b) Prior to commencement of use
7 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 the commencement of site works b) During site works
8 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
9 Water Connections Connect each dwelling to the reticulated water supply in accordance with Queensland Urban Utilities standards.	Prior to commencement of use
10 Sewer Connections Connect each dwelling to the reticulated sewerage system in accordance with Queensland Urban Utilities standards.	Prior to commencement of use

CONDITION		TIMING												
11	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												
12	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 the commencement of use												
13	Electricity Submit to the DA Manager of 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												
14	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												
15	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>\$11,005 x 2</td><td>\$22,010.00</td></tr> <tr> <td>Large >100m² GFA</td><td>\$18,115 x 3</td><td>\$54,345.00</td></tr> <tr> <td>Minus credit for existing lot</td><td>\$19,230</td><td>-\$19,230.00</td></tr> <tr> <td>Total Infrastructure Charge</td><td></td><td>\$57,125.00</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	\$11,005 x 2	\$22,010.00	Large >100m ² GFA	\$18,115 x 3	\$54,345.00	Minus credit for existing lot	\$19,230	-\$19,230.00	Total Infrastructure Charge		\$57,125.00	Prior to commencement of use.
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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.

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 ****