

UDA Development Approval Package

Site Address	Corner of Roghan Road and Carselgrove Ave, Fitzgibbon
Real property description	Lot 4000 (proposed Lots 1010 & 1011) on SP242306
Type of approval	UDA development approval subject to conditions
Aspects of Development	Material change of use
Description of proposal	Multiple residential Lot 1010 (50 dwelling units) Lot 1011 (50 dwelling units)
ULDA reference number	DEV2011/180
Decision	2 December 2011
Currency period	4 years from Decision date

Approved Drawings or Documents	Number	Plan or Document Date
Site Ground Plan	A00.05 Issue 05	25.11.11
Site Roof Plan	A00.06 Issue 03	15.11.11
Lot 1010 Ground Floor Plan	A01.01 Issue 05	25.11.11
Lot 1010 Level 1	A01.02 Issue 04	15.11.11 (Amended in Red 28 Nov 2011)
Lot 1010 Typical Floor Plan – Level 2 - 4	A01.03 Issue 04	15.11.11 (Amended in Red 28 Nov 2011)
Lot 1010 Roof Plan	A01.06 Issue 04	15.11.11
Lot 1011 Ground Floor Plan	A01.11 Issue 05	25.11.11
Lot 1011 Level 1 Floor Plan	A01.12 Issue 04	15.11.11 (Amended in Red 28 Nov 2011)
Lot 1011 Typical Level Floor Plan - Level 2 - 4	A01.13 Issue 04	15.11.11 (Amended in Red 28 Nov 2011)
Lot 1011 Roof Plan	A01.16 Issue 04	15.11.11
Lot 1010 Building Elevations	A03.01 Issue 05	25.11.11
Lot 1010 Building Elevations	A03.02 Issue 02	15.11.11
Lot 1011 Building Elevations	A03.03 Issue 03	25.11.11
Lot 1011 Building Elevations	A03.04 Issue 02	15.11.11
Lot 1010 + 1011 Perspective Images Park view from north east	A03.05 Issue 03	25.11.11
Lot 1010 + 1011 Perspective Images Park view from north	A03.06 Issue 03	25.11.11
Lot 1010 + 1011 Perspective Images Lot 1011 from south-east	A03.07 Issue 02	15.11.11
Lot 1010 + 1011 Perspective Images Lot 1011 Entry from east	A03.08 Issue 03	25.11.11
Unit Type D (Accessible)	A01.20 Issue 01	21.11.11
Detail Plan – lot 1010	11138 SD Report Issue C	15-11-2011 (Amended in Red 28 Nov 2011)
Detail Plan – lot 1011	11138 SD Report Issue C	15-11-2011 (Amended in Red 28 Nov 2011)
Planting Strategy	11138 SD Report Issue C	15-11-2011

PROJECT TEAM

Matt Toon Principal Planner Development Assessment Urban Land Development Authority	Helen Caswell Principal Planner 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 on each lot and to be maintained
2	Complete all Operational and Building Works Complete all operational and Building work associated with this development approval, including work required by any of the following conditions. Such work is to be carried out generally in accordance with the approved plans.	Prior to commencement of use for each stage
3	Screening to External A/C or Mechanical Plant Provide screening for any external balcony or roof mounted air conditioning or mechanical plant installations. Any installations which are required to be located on roof, wall or garden areas are to be appropriately screened or shaped so as to integrate in a complementary manner with the overall design of the roof/balcony in which the installation is to be located.	Prior to commencement of use for each stage and to be maintained
4	Accessible unit design Submit written confirmation to the ULDA that 8 units (4 on proposed Lot 1010 and 4 on proposed Lot 1011) have been constructed as accessible units in accordance with the ULDA <i>Accessible Housing Guideline</i> and approved Unit Type D (Accessible) plan number A01.20 Issue 01 dated 21.11.11 as indicated on the following approved plans: ▪ Lot 1010 Level 1 number A01.02 Issue 04 dated 15.11.11 (Amended in Red 28 Nov 2011) ▪ Lot 1010 Typical Floor Plan – Level 2 – 4 number A01.03 Issue 04 dated 15.11.11 (Amended in Red 28 Nov 2011) ▪ Lot 1011 Level 1 Floor Plan number A01.12 Issue 04 dated 15.11.11 (Amended in Red 28 Nov 2011) and ▪ Lot 1011 Typical Level Floor Plan – Level 2 – 4 number A01.13 Issue 04 dated 15.11.11 (Amended in Red 28 Nov 2011).	Prior to commencement of use
5	Landscaping and Street Works a) Submit for approval by the ULDA detailed Landscape Plans by a suitably qualified Australian Institute Landscape Architect (AILA) illustrating the extent of landscaping and the overall site interface with the streets and parkland generally in accordance with approved ▪ Detail Plan – lot 1010 numbered 11138 SD Report Issue C dated 15-11-2011 (Amended in Red 28 Nov 2011) ▪ Detail Plan – lot 1011 numbered 11138 SD Report Issue C dated 15-11-2011 (Amended in Red 28 Nov 2011) and	a) Prior to commencement of landscape works

CONDITION	TIMING
▪ Planting Strategy numbered 11138 SD Report Issue C dated 015-11-2011 This plans must include where relevant: ▪ 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. ▪ Areas of soft landscaping on each lot in the front setback. This may be to the front of blank walls or to provide privacy. ▪ External works in parkland and footpath as amended in red on approved plans Detail Plan – lot 1010 numbered 11138 SD Report Issue C dated 15-11-2011 (Amended in Red 28 Nov 2011) and Detail Plan – lot 1011 numbered 11138 SD Report Issue C dated 15-11-2011 (Amended in Red 28 Nov 2011). ▪ Ensure landscaping maintains visibility along pathways, driveways and to front entries. ▪ Include details and heights of fencing/walls to the street and park which is to ensure an open construction, for instance at least 50% visual permeability and no greater height above footpath than 1.8m. ▪ The detail, height and treatment of internal boundary fence between proposed Lots 1010 and 1011. ▪ Details of the carpark pavement to minimise reflectivity ▪ Details of the shade trees and planting requirements along the south-western boundary. ▪ 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. An overall site landscape plan should be provided which outlines areas of hard and soft external treatments and the interface with the streetscape. 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 AILA 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 Acoustic Requirements Submit to the ULDA written confirmation from a Registered Professional Engineer Queensland (RPEQ) that all residential units	Prior to commencement of use

CONDITION	TIMING
have been constructed to achieve a maximum internal rail noise level of 50 dB(A) between 10pm and 7am.	
7 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 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.	a) Prior to commencement of site works on each lot b) At all times during site works
8 Vehicle Access a) Construct Brisbane City Council Type B2 vehicle crossovers between the existing kerb & channel and the property boundary as shown on Lot 1010 Ground Floor Plan A01.01 Issue 4 and Lot 1011 Ground Floor Plan A01.11 Issue 4 dated 15 November 2011 generally in accordance with Brisbane City Council's Traffic, Access, Parking and Servicing Policy. b) Submit to the ULDA certification from a Registered Professional Engineer Qld (RPEQ) that the works have been completed as required by the above conditions	a) Prior to commencement of use on each lot b) Prior to commencement of use on each lot
9 Off-Street Car Parking Construct, sign and line mark off-street car parking generally in accordance with approved: ▪ Lot 1010 Ground Floor Plan A01.01 Issue 5 dated 25.11.11 and ▪ Lot 1011 Ground Floor Plan A01.11 Issue 5 dated 25.11.11 in accordance with Australian Standards <i>AS2890.1 Parking Facilities</i>.	Prior to commencement of use

CONDITION	TIMING
10 Soil Erosion and Sediment Control a) Submit to the ULDA an Erosion and Sediment Control (E&SC) Plan certified by a Registered Professional Engineer Queensland (RPEQ) which complies with Brisbane City Council's Erosion and Sediment Control Standard (Version 9 or later) and implement it accordingly. b) Implement and monitor the E&SC	a) Prior to commencement of site works b) At all times during site works
11 Stormwater Drainage Construct the internal stormwater drainage lines and connect to the existing stormwater network in accordance Brisbane City Council's <i>Subdivision and Development Guidelines</i>.	Prior to commencement of use on each lot
12 Water Connections Connect each dwelling unit to the reticulated water supply in accordance with Queensland Urban Utilities standards.	Prior to commencement of use on each lot
13 Sewer Connections Connect each dwelling unit to the reticulated sewerage system in accordance with Queensland Urban Utilities standards.	Prior to commencement of use on each lot
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 on each lot
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 the commencement of the use on each lot
16 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 on each lot
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	Prior to commencement of site works on each

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	Brisbane City Council's <i>Subdivision and Development Guidelines</i> .	lot																																	
18	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) which will apply for all development approvals issued prior to 31 December 2011. 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><tr><td>Lot 1010</td><td></td><td></td></tr><tr><td>Small 0-60m² GFA \$7,890</td><td>x 24</td><td>\$189,360</td></tr><tr><td>Medium 60-110 m² GFA \$11,010</td><td>x 26</td><td>\$286,260</td></tr><tr><td>Credit for existing lot being the largest relevant unit</td><td>- 1 Medium</td><td>-\$11,010</td></tr><tr><td>Total Infrastructure Charge</td><td></td><td>\$464,610.00</td></tr><tr><td>Lot 1011</td><td></td><td></td></tr><tr><td>Small 0-60m² GFA x</td><td>x 24</td><td>\$189,360</td></tr><tr><td>Medium 60-110 m² GFA x</td><td>x 26</td><td>\$286,260</td></tr><tr><td>Credit for existing lot being the largest relevant unit</td><td>- 1 Medium</td><td>-\$11,010</td></tr><tr><td>Total Infrastructure Charge</td><td></td><td>\$464,610.00</td></tr><tr><td>Total of lot 1010 + 1011 Infrastructure Charge</td><td></td><td>\$929,220.00*</td></tr></table> <i>*Charge will be adjusted each July in accordance with the 3 year rolling average of the Road and Bridge Construction Queensland Index</i>	Lot 1010			Small 0-60m ² GFA \$7,890	x 24	\$189,360	Medium 60-110 m ² GFA \$11,010	x 26	\$286,260	Credit for existing lot being the largest relevant unit	- 1 Medium	-\$11,010	Total Infrastructure Charge		\$464,610.00	Lot 1011			Small 0-60m ² GFA x	x 24	\$189,360	Medium 60-110 m ² GFA x	x 26	\$286,260	Credit for existing lot being the largest relevant unit	- 1 Medium	-\$11,010	Total Infrastructure Charge		\$464,610.00	Total of lot 1010 + 1011 Infrastructure Charge		\$929,220.00*	Prior to commencement of use on each lot
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19	Community Title A copy of any Community Management Statement shall be lodged with the survey plan at the time of the lodgement of survey plan for endorsement by the ULDA.	Prior to commencement of use on each lot																																	

STANDARD ADVICE

UDA Development Approval

This UDA Development Approval does not include assessment against the following:

- Building Code of Australia and does not permit building work to occur. Prior to the commencement of any building work, a Development Permit under the *Sustainable Planning Act 2009* for Carrying out Building Work will be required.
- *Plumbing and Drainage Act 2002*. Prior to commencement of any building work a Compliance Permit will be required from the Brisbane City Council.

Brisbane City Council (BCC) or Queensland Urban Utilities (QUU) Endorsement

For any conditions in this package that require the consideration of BCC or QUU, you will need to submit the relevant forms, plans and/or reports and fee to the entity nominated in the

condition/s. When satisfied that the condition has been met, the applicable entity will issue a response in the manner required by the condition/s (e.g. a letter of endorsement or authorisation or a permit).

Noise and Dust Emissions

All development involving the emission of noise and dust from building/construction activities requires that the emission be in accordance with the requirements of the *Environmental Protection Act 1994*. Pursuant to Division 3 Section 440R of the *Environmental Protection Act 1994*, a builder or building contractor must not carry out building work on a building site in a way that makes or causes audible noise to be made from the building work-

(a) on a Sunday or public holiday, at any time; or

(b) on a Saturday or business day, before 6.30 a.m. or after 6.30 p.m.

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 ****

