

ULDA Decision Notice

Site Address	36 & 42 Hinchinbrook Avenue Fitzgibbon
Real property description	Lot 111 & 112 on SP234612
Type of development	UDA development approval subject to conditions
Aspects of Development	Material Change of Use
Description of Proposal	9 Multiple Residential dwellings Lot 111 Stage One – Units 1 to 5 Lot 112 Stage Two – Units 6 to 9
ULDA reference number	DEV2011/164
Decision date	18 November 2011
Currency period	4 years from Decision date

Drawings or Documents	Number	Plan or Document Date
Lot 1 – Seedling Garden Villa Site & Location Plan	DD 01.01 Rev B	16.09.11
Lot 1 – Seedling Garden Villa Floor Plans	DD 02.01 Rev B	16.09.11
Lot 1 – Seedling Garden Villa Roof Plan & Legend	DD 02.02 Rev B	16.09.11
Lot 1 – Seedling Garden Villa Elevations	DD 03.01 Rev B	16.09.11
Lot 1 – Seedling Garden Villa Sections	DD 04.01 Rev B	16.09.11
Lot 2 – Sprout Garden Terrace (B) Site & Location Plan	DD 01.01 Rev C	16.09.11
Lot 2 – Sprout Garden Terrace (B) Floor Plans	DD 02.01 Rev C	16.09.11
Lot 2 – Sprout Garden Terrace (B) Roof Plan & Legend	DD 02.02 Rev C	16.09.11
Lot 2 – Sprout Garden Terrace (B) Elevations	DD 03.01 Rev C	16.09.11
Lot 2 – Sprout Garden Terrace (B) Sections	DD 04.01 Rev C	16.09.11
Lot 3 – Stem Outlook Terrace (C) Site & Location Plan	DD 01.01 Rev C	16.09.11
Lot 3 – Stem Outlook Terrace (C) Floor Plans	DD 02.01 Rev C	16.09.11
Lot 3 – Stem Outlook Terrace (C) Roof Plan & Legend	DD 02.02 Rev C	16.09.11
Lot 3 – Stem Outlook Terrace (C) Elevations	DD 03.01 Rev C	16.09.11 (Amended in Red 2 Nov 2011)
Lot 3 – Stem Outlook Terrace (C) Sections	DD 04.01 Rev C	16.09.11
Lot 4 – Stem Outlook Terrace (C) Site & Location Plan	DD 01.01 Rev C	16.09.11
Lot 4 – Stem Outlook Terrace (C) Floor Plans	DD 02.01 Rev C	16.09.11
Lot 4 – Stem Outlook Terrace (C) Roof Plan & Legend	DD 02.02 Rev C	16.09.11
Lot 4 – Stem Outlook Terrace (C) Elevations	DD 03.01 Rev C	16.09.11 (Amended in Red 2 Nov 2011)
Lot 4 – Stem Outlook Terrace (C) Sections	DD 04.01 Rev C	16.09.11

Lot 5 – Seedling Garden Villa (D) Site & Location Plan	DD 01.01 Rev C	16.09.11
Lot 5 – Seedling Garden Villa (D) Floor Plans	DD 02.01 Rev C	16.09.11 (Amended in Red 2 Nov 2011)
Lot 5 – Seedling Garden Villa (D) Roof Plan & Legend	DD 02.02 Rev C	16.09.11
Lot 5 – Seedling Garden Villa (D) Elevations	DD 03.01 Rev C	16.09.11 (Amended in Red 2 Nov 2011)
Lot 5 – Seedling Garden Villa (D) Sections	DD 04.01 Rev C	16.09.11 (Amended in Red 2 Nov 2011)
Lot 6 – Sprout Garden Terrace (E1) Site & Location Plan	DD 01.01 Rev A	16.09.11
Lot 6 – Sprout Garden Terrace (E1) Floor Plans	DD 02.01 Rev A	16.09.11
Lot 6 – Sprout Garden Terrace (E1) Roof Plan & Legend	DD 02.02 Rev A	16.09.11
Lot 6 – Sprout Garden Terrace (E1) Elevations	DD 03.01 Rev A	16.09.11
Lot 6 – Sprout Garden Terrace (E1) Sections	DD 04.01 Rev A	16.09.11
Lot 7 – Sprout Garden Terrace (E2) Site & Location Plan	DD 01.01 Rev A	16.09.11
Lot 7 – Sprout Garden Terrace (E2) Floor Plans	DD 02.01 Rev A	16.09.11
Lot 7 – Sprout Garden Terrace (E2) Roof Plan & Legend	DD 02.02 Rev A	16.09.11
Lot 7 – Sprout Garden Terrace (E2) Elevations	DD 03.01 Rev A	16.09.11
Lot 7 – Sprout Garden Terrace (E2) Sections	DD 04.01 Rev A	16.09.11
Lot 8 – Seedling Garden Villaterra (F) Site & Location Plan	DD 01.01 Rev A	16.09.11
Lot 8 – Seedling Garden Villaterra (F) Floor Plans	DD 02.01 Rev A	16.09.11
Lot 8 – Seedling Garden Villaterra (F) Roof Plan & Legend	DD 02.02 Rev A	16.09.11
Lot 8 – Seedling Garden Villaterra (F) Elevations	DD 03.01 Rev A	16.09.11
Lot 8 – Seedling Garden Villaterra (F) Sections	DD 04.01 Rev A	16.09.11
Lot 9 – Sprout Outlook Villaterra (G) Site & Location Plan	DD 01.01 Rev A	16.09.11
Lot 9 – Sprout Outlook Villaterra (G) Floor Plans	DD 02.01 Rev A	16.09.11
Lot 9 – Sprout Outlook Villaterra (G) Roof Plan & Legend	DD 02.02 Rev A	16.09.11
Lot 9 – Sprout Outlook Villaterra (G) Elevations	DD 03.01 Rev A	16.09.11
Lot 9 – Sprout Outlook Villaterra (G) Sections	DD 04.01 Rev A	16.09.11

Lot 10 – Seedling Garden Villa (A-mr) Site & Location Plan	DD 01.01 Rev C	16.09.11
Lot 10 – Seedling Garden Villa (A-mr) Floor Plans	DD 02.01 Rev C	16.09.11
Lot 10 – Seedling Garden Villa (A-mr) Roof Plan & Legend	DD 02.02 Rev C	16.09.11
Lot 10 – Seedling Garden Villa (A-mr) Elevations	DD 03.01 Rev C	16.09.11
Lot 10 – Seedling Garden Villa (A-mr) Sections	DD 04.01 Rev C	16.09.11
Roadworks and Services Plan	SK01 Rev A	14/09/11

PROJECT TEAM

Matt Toon Principal 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 for each stage 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 for each stage
4	Accessible unit design Submit written confirmation to the ULDA's Manager – Development Assessment that unit 5 have been constructed as an accessible unit in accordance with the ULDA <i>Accessible Housing Guideline</i> and approved Lot 5 – Seedling Garden Villa (D): ▪ Site & Location Plan number DD 01.01 Rev C dated 16.09.11 (Amended in Red on 2 Nov 2011) ▪ Floor Plans number DD 02.01 Rev C dated 16.09.11 (Amended in Red 2 Nov 2011) ▪ Roof Plan & Legend number DD 02.02 Rev C dated 16.09.11	Prior to commencement of use

CONDITION		TIMING
	▪ Elevations number DD 03.01 Rev C dated 16.09.11 (Amended in Red 2 Nov 2011) and ▪ Sections number DD 04.01 Rev C dated 16.09.11 (Amended in Red 2 Nov 2011).	
5	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 for each stage b) At all times during site works
6	Landscaping and Street Works a) Submit for approval by the Manager – Development Assessment detailed Landscape Plans by a suitably qualified Australian Institute Landscape Architect (AILA) illustrating the extent of landscaping for each unit and the overall site interface with the streetscape. This plans should 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	a) Prior to commencement of landscape works

CONDITION	TIMING
▪ 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 ▪ Units 2 and 8 private open space areas are to include appropriate landscape treatment and/or privacy screening to ensure suitable privacy and security for residents. 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 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
7 Vehicle Access a) Construct vehicle crossovers between the existing kerb & channel and the property boundary generally in accordance with the approved Roadworks and Services Plan number SK01 Rev A dated 14/09/11 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 for each stage b) Prior to commencement of use for each stage
8 Soil Erosion and Sediment Control Prior to plans being endorsed the applicant shall submit to the ULDA an Erosion and Sediment Control (ESC) Program which complies with Brisbane City Council's Erosion and Sediment Control Standard (Version 9 or later) and implement it accordingly.	While site works are occurring and then to be maintained
9 Stormwater Drainage Construct the internal stormwater drainage lines and connect to the existing stormwater network in accordance with the approved Roadworks and Services Plan number SK01 Rev A dated 14/09/11 and Brisbane City Council's <i>Subdivision and Development Guidelines</i>.	Prior to commencement of use for each stage

CONDITION		TIMING
10	Water Connections a) Connect each dwelling to the reticulated water supply generally as shown on the approved Roadworks and Services Plan number SK01 Rev A dated 14/09/11 and in accordance with Queensland Urban Utilities standards. b) Remove or cap and make safe all redundant water connection points in accordance with Queensland Urban Utilities standards.	a) Prior to commencement of use for each stage b) Prior to commencement of use for each stage
11	Sewer Connections Connect each dwelling to the reticulated sewerage system generally as shown on the approved Roadworks and Services Plan number SK01 Rev A dated 14/09/11 and in accordance with Queensland Urban Utilities standards.	Prior to commencement of use for each stage
12	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 for each stage
13	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 for each stage
14	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 for each stage
15	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 for each stage
16	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	Prior to commencement of use for each stage.

CONDITION		TIMING																											
	<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 border="1"> <tr> <td colspan="3">Stage 1 – Lot 111</td></tr> <tr> <td>Small 0-60m² GFA x 5</td><td>\$7,890</td><td>\$39,450.00</td></tr> <tr> <td>Credit for existing lot being the largest relevant unit</td><td>\$7,890</td><td>- \$7,890</td></tr> <tr> <td>Total Stage 1 Infrastructure Charge</td><td></td><td>\$31,560.00</td></tr> <tr> <td colspan="3">Stage 2 – Lot 112</td></tr> <tr> <td>Small 0-60m² GFA x 4</td><td>\$7,890</td><td>\$31,560.00</td></tr> <tr> <td>Credit for existing lot being the largest relevant unit</td><td>\$7,890</td><td>- \$7,890</td></tr> <tr> <td>Total Stage 2 Infrastructure Charge</td><td></td><td>\$23,670.00</td></tr> <tr> <td>Total Infrastructure Charge</td><td></td><td>\$55,230.00</td></tr> </table>	Stage 1 – Lot 111			Small 0-60m ² GFA x 5	\$7,890	\$39,450.00	Credit for existing lot being the largest relevant unit	\$7,890	- \$7,890	Total Stage 1 Infrastructure Charge		\$31,560.00	Stage 2 – Lot 112			Small 0-60m ² GFA x 4	\$7,890	\$31,560.00	Credit for existing lot being the largest relevant unit	\$7,890	- \$7,890	Total Stage 2 Infrastructure Charge		\$23,670.00	Total Infrastructure Charge		\$55,230.00	
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17	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 for each stage																											

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

Urban Land Development Authority DEV2011/164
36 & 42 Hinchinbrook Ave, Fitzgibbon Material Change of Use (10 units)

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 ****