

## ULDA Decision Notice

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|----------------------------------|---------------------------------------------------------|
| <b>Site Address</b>              | Kimberly Park Way & Katherine Street, Fitzgibbon        |
| <b>Real property description</b> | Lots 165 to 178 on SP242306                             |
| <b>Type of approval</b>          | UDA development approval subject to conditions          |
| <b>Aspects of development</b>    | Reconfiguring a Lot (12 into 26)                        |
| <b>Description of proposal</b>   | Subdivision of 12 into 26 residential lots and new road |
| <b>ULDA reference number</b>     | DEV2011/159                                             |
| <b>Decision date</b>             | 2 November 2011                                         |
| <b>Currency period</b>           | 4 years from Decision date                              |

| <b>Drawing or Document</b>                                                      | <b>Number</b>                | <b>Plan or Document Date</b> |
|---------------------------------------------------------------------------------|------------------------------|------------------------------|
| Proposed Allotment Reconfiguration                                              | Appendix A                   | 30/08/11                     |
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## PROJECT TEAM

|                                                                                                        |                                                                                                             |                                                                                |
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| <b>Matt Toon</b><br>Principal Planner<br>Development Assessment<br>Urban Land Development<br>Authority | <b>David Elliott</b><br>Principal Engineer<br>Development Assessment<br>Urban Land Development<br>Authority | <b>Malcolm Holz</b><br>Planning Manager<br>Urban Land Development<br>Authority |
|--------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------|

| CONDITIONS |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | TIMING                                                                                                                    |
|------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------|
| 1          | <b>Carry out the approved development</b><br><br>Carry out the approved development generally in accordance with the approved plans/drawing and/or documents.                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Prior to survey plan endorsement                                                                                          |
| 2          | <b>Complete all Operational Works</b><br><br>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 survey plan endorsement                                                                                          |
| 3          | <b>Maintain the Approved Development</b><br><br>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                                                                                                          |
| 4          | <b>Front fencing</b><br><br>Any front boundary fence between the House and road or park frontage is not to exceed if solid 1.2m in height or not to exceed 1.5m in height if 50% permeable.                                                                                                                                                                                                                                                                                                                                                                                                                                     | As indicated and to be maintained                                                                                         |
| 5          | <b>Water Reticulation</b><br><br>a) Provide water connection points to all proposed lots in accordance with <i>WSA 03-2002 Water Supply Code of Australia V2.3</i><br><br>b) Remove or cap redundant water connections in accordance with <i>QUU</i> current standards<br><br>c) Upon completion prepare and provide to the ULDA "As Constructed" plans including an asset register, checked by a Registered Professional Engineer Queensland (RPEQ-Civil), certifying that the works have been completed in accordance with <i>WSA 03-2002 Water Supply Code of Australia V2.3</i> and with parts a) and b) of this condition. | a) Prior to survey plan endorsement<br><br>b) Prior to survey plan endorsement<br><br>c) Prior to survey plan endorsement |

| CONDITIONS |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | TIMING                                                                                                                                                                          |
|------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 6          | <p><b>Sewer Reticulation</b></p> <ul style="list-style-type: none"> <li>a) Provide sewer connection points to all proposed lots in accordance with <i>WSA 02-2002 Sewerage Code of Australia V2.3</i> and <i>Queensland Urban Utilities (QUU)</i> standards.</li> <li>b) Remove or cap redundant sewer connections in accordance with <i>QUU</i> standards</li> <li>c) Upon completion of the works prepare and submit to the ULDA's Principal Engineer "As Constructed" plans including an asset register checked by a Registered Professional Engineer Queensland (RPEQ-Civil), certifying that the works have been completed in accordance with <i>WSA 02-2002 Sewerage Code of Australia V2.3</i> and with parts a) and b) of this condition.</li> </ul> | <ul style="list-style-type: none"> <li>a) Prior to survey plan endorsement</li> <li>b) Prior to survey plan endorsement</li> <li>c) Prior to survey plan endorsement</li> </ul> |
| 7          | <p><b>Stormwater Drainage</b></p> <ul style="list-style-type: none"> <li>a) Provide stormwater connection points to all proposed lots in accordance with <i>Brisbane City Council's Subdivision &amp; Development Guidelines</i>.</li> <li>b) Remove or cap redundant stormwater connections in accordance with <i>Brisbane City Council's Subdivision &amp; Development Guidelines</i>.</li> <li>c) Upon completion of the works prepare and submit to the ULDA's Principal Engineer "As Constructed" plans including an asset register checked by a Registered Professional Engineer Queensland (RPEQ-Civil), certifying that the works have been completed in accordance with parts a) and b) of this condition.</li> </ul>                               | <ul style="list-style-type: none"> <li>a) Prior to survey plan endorsement</li> <li>b) Prior to survey plan endorsement</li> <li>c) Prior to survey plan endorsement</li> </ul> |
| 8          | <p><b>Electricity</b></p> <p>Submit to the ULDA Principal Engineer either:</p> <ul style="list-style-type: none"> <li>a) written evidence demonstrating that existing underground low-voltage electricity supply is available to the newly created lots; or</li> <li>b) written evidence that the applicant has entered into an agreement with an authorised electricity supplier (e.g. ENERGEX) to provide underground electricity services.</li> <li>c) Provide written certification from the authorised electricity provider that any redundant electricity supply connections have been removed or made safe.</li> </ul>                                                                                                                                | <p>Prior to survey plan endorsement</p>                                                                                                                                         |
| 9          | <p><b>Telecommunications</b></p> <ul style="list-style-type: none"> <li>a) Enter into an agreement with a telecommunication carrier to provide underground telecommunication services to each new lot within and adjacent to the proposed development in accordance with <i>Brisbane City Council's Subdivision and Development Guidelines</i>.</li> <li>b) Provide written certification from the authorised telecommunications provider that any redundant telecommunications connections have been removed or</li> </ul>                                                                                                                                                                                                                                  | <p>Prior to survey plan endorsement</p>                                                                                                                                         |

[illegible]

| CONDITIONS                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | TIMING                                                                                |  |  |                                |                                                  |                                |         |          |          |                                     |
|--------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|--|--|--------------------------------|--------------------------------------------------|--------------------------------|---------|----------|----------|-------------------------------------|
| 14                             | <p><b>Repair damage to kerb, footpath or road</b></p> <p>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 pipes) that may occur during any works carried out in association with the approved development.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Prior to survey plan endorsement                                                      |  |  |                                |                                                  |                                |         |          |          |                                     |
| 15                             | <p><b>Landscape Works</b></p> <p>a) Submit for ULDA approval a detailed landscape plan prepared by a suitably qualified Landscape Architect generally in accordance with the approved On Street Car Parking &amp; Streetscape Landscape Plan Appendix G Sheet 1 of 5 dated 1/09/11 prepared by Ausbuild and the Brisbane City Council's <i>Subdivision and Development Guidelines</i>.</p> <p>b) Construct landscape works<br/>Construct the works in accordance with the approved Landscape Plan</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | <p>a) Prior to survey plan endorsement</p> <p>b) Prior to survey plan endorsement</p> |  |  |                                |                                                  |                                |         |          |          |                                     |
| 16                             | <p><b>Street Lighting</b></p> <p>Relocate the existing street light in Kosciusko Lane in accordance with Brisbane City Council's <i>Subdivision and Development Guidelines</i> and Drawings, so as to not conflict with vehicle reversing paths or cause a light nuisance into adjacent residential dwellings.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Prior to survey plan endorsement                                                      |  |  |                                |                                                  |                                |         |          |          |                                     |
| 17                             | <p><b>Infrastructure Contributions</b></p> <p>Pay to the Urban Land Development Authority a monetary contribution towards the cost of the provision of essential infrastructure.</p> <p>The total contribution will be calculated in accordance with the ULDA's <i>Interim Infrastructure Framework</i> (The Framework).</p> <p>The current applicable charge is per dwelling unit:</p> <table border="1"> <thead> <tr> <th colspan="3">Per Dwelling Unit</th></tr> </thead> <tbody> <tr> <td>Small (0-60m<sup>2</sup> GFA)</td><td>Medium (60m<sup>2</sup>-100m<sup>2</sup> GFA)</td><td>Large (+100m<sup>2</sup> GFA)</td></tr> <tr> <td>\$7,890</td><td>\$11,010</td><td>\$18,120</td></tr> </tbody> </table> <p>Minus any credit approved by the ULDA where evidence is provided that contributions have already been paid.</p> <p>The Framework specifies that the charge will be adjusted each July in accordance with the 3 year average percentage increase of the <i>Queensland Road and Bridge Construction Price Index</i>.</p> | Per Dwelling Unit                                                                     |  |  | Small (0-60m <sup>2</sup> GFA) | Medium (60m <sup>2</sup> -100m <sup>2</sup> GFA) | Large (+100m <sup>2</sup> GFA) | \$7,890 | \$11,010 | \$18,120 | Prior to endorsement of survey plan |
| Per Dwelling Unit              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                       |  |  |                                |                                                  |                                |         |          |          |                                     |
| Small (0-60m <sup>2</sup> GFA) | Medium (60m <sup>2</sup> -100m <sup>2</sup> GFA)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Large (+100m <sup>2</sup> GFA)                                                        |  |  |                                |                                                  |                                |         |          |          |                                     |
| \$7,890                        | \$11,010                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | \$18,120                                                                              |  |  |                                |                                                  |                                |         |          |          |                                     |
| 18                             | <p><b>Post-Construction Self Certification</b></p> <p>Submit Post-Construction (Practical Completion) Certification, approved forms and "as Constructed" plans including an asset register, certified by a Registered Professional Engineer</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Prior to the endorsement of survey plan                                               |  |  |                                |                                                  |                                |         |          |          |                                     |

| CONDITIONS |                                                                                                                              | TIMING |
|------------|------------------------------------------------------------------------------------------------------------------------------|--------|
|            | Queensland (RPEQ), that the plans are a true record of the works “as constructed” are in accordance with the approved plans. |        |

### 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 \*\***