

ULDA Decision Notice

Site Address	Cnr Carselgrove Ave & Lavender Pl, Fitzgibbon
Real property description	Lot 507 SP232005
Type of approval	UDA development approval subject to conditions
Aspects of Development	Material change of use
Description of Proposal	Multiple residential (21 dwellings units)
ULDA reference number	DEV2011/158
Decision date	3 November 2011
Change to UDA development approval Decision date	2 February 2012
Currency period	4 years from Decision date

Approved Drawings or Documents	Number	Plan or Document Date
Site Plan	DA0.2 issue F	27.10.2011
Site Elevations	DA0.3 Issue A	07.07.2011
Typical Town Villas (Units 1 - 4, 11 – 14) (Amended in Red 31 Oct 2011)	DA1.1 Issue F	27.10.2011
Town Villa Type A (Units 9 & 10) (Amended in Red 31 Oct 2011)	DA1.2 Issue A	12.10.2011
Town Villa Type B (Units 15 - 18) (Amended in Red 31 Oct 2011)	DA1.3 Issue A	12.10.2011
Typical Town Villa Type C (Units 5 – 8) (Amended in Red 28 Feb 2012)	DA1.4 Issue A	27.10.2011
Loft Units 19 -21 (Amended in Red 31 Oct 2011)	DA2.1 Issue A	11.07.2011
Detached Garages: Elevations	DA0.9 Issue A	27.10.2011
Driveway and Stormwater Management Plan	SC-2950 C020 Issue A	24.03.11
Bulk Earthworks Layout Plan	SC-2950 C010 Issue A	24.03.11
Site Landscape Plan (Amended in Red 31 Oct 2011)	2011515	June 2011

PROJECT TEAM

Matt Toon Principal Planner - Development Assessment Urban Land Development Authority	David Elliott Principal Engineer Development Assessment Urban Land Development Authority	Malcolm Holz Planning Manager 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	Screening to Side Elevations a) Fix external privacy screens or sill height above 1500mm or obscure glazing to side facing windows generally in accordance with approved Typical Town Villas (Units 1 – 4, 11 – 14) plan no. DA1.1 issue F (Amended in Red) dated 27.10.2011.	Prior to commencement of use and to be maintained

CONDITION		TIMING
	b) Fix external privacy screens to side facing balconies generally in accordance with approved Typical Town Villas (Units 1 – 4, 11 – 14) plan no. DA1.1 issue F dated 27.10.2011.	
3	Noise attenuation Submit to the ULDA Principal Engineer certification from a Registered Professional Engineer Queensland (RPEQ) that all dwellings achieve an internal criteria of a maximum of 50dB(A) within the development assuming the acoustic fence along the rail corridor is constructed. If the acoustic fence along the rail corridor has not been completed also provide a bond or undertaking to the satisfaction of the ULDA for completion of the acoustic barrier within 90 days of plan sealing.	Prior to commencement of use
4	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
5	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
6	Detailed Landscape Plan a) Submit to the ULDA for approval a detailed Landscape Plan certified by a qualified AILA landscape architect (or an equivalent experienced landscape designer approved by the ULDA) for all internal and adjacent external landscaped areas including private courtyard areas, common areas, gardens, driveway treatments and street trees generally in accordance with the approved Site Landscape Plan (Amended in Red) No.2011515 dated June 2011. Landscaping is to demonstrate: ▪ selected species and fencing do not block visual surveillance to adjacent footpaths ▪ selected species are drought tolerant and low maintenance ▪ street trees in Carselgrove Avenue are clear of services ▪ extra planting between western property boundary and pathway ▪ a 1.8m solid timber boundary fence is to be constructed along the entire eastern boundary. b) On completion of the landscape works, provide to the ULDA written certification from a licensed and experienced AILA	a) Prior to commencement of landscape works b) Prior to

CONDITION		TIMING
	Landscape Architect or Landscape Contractor that the completed landscaping complies with part a. this condition.	commencement of use
7	Waste management - On Site Collection Enter into an agreement with Brisbane City Council or licensed contractor to provide a waste collection service to the development. Provide a screened bin corral as indicated on the approved Site Plan (Amended in Red) DA.02 issue F dated 27.10.2011 required to be shared between all tenants.	Prior to commencement of use
8	Car Parking and Vehicle Access a) Construct, seal and line mark internal driveway and car parking areas generally in accordance with the approved Driveway and Stormwater Management Plan SC-2950 C020 Rev A dated January 2011 and AS2890.1 <i>Parking Facilities – Off Street Parking</i> b) Construct vehicle crossover between the existing kerb & channel and the property boundary as shown on approved Driveway and Stormwater Management Plan No. SC-2950 C020 Rev A 24.03.11 generally in accordance with Brisbane City Council's <i>Subdivision and Development Guidelines</i>. c) Submit to the ULDA Principal Engineer 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 c) Prior to commencement of use
9	Filling and Excavation a) Earthworks shall be undertaken as indicated in the approved Bulk Earthworks Layout Plan SC-2950 C010 Issue A dated 24.03.11 and in accordance with AS 3798. b) Submit to the ULDA Principal Engineer certification in writing from a Registered Professional Engineer Queensland (RPEQ) that the bulk earthworks have been constructed in accordance with pat a) of this condition.	a) Prior to commencement of building works b) On completion of earthworks
10	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
11	Stormwater Drainage Construct the internal stormwater drainage lines and connect to the existing stormwater network in accordance with the approved Driveway and Stormwater Management Plan SC-2950 C020 Issue A dated 24.03.11 and Brisbane City Council's <i>Subdivision and Development Guidelines</i>.	Prior to the commencement of use

CONDITION	TIMING
12 Stormwater Quality a) Submit to the ULDA Principal Engineer an operational phase Site Based Stormwater Quality Management Plan. The plan is to be prepared a by a suitably qualified and experienced professional. The plan is to be certified and must include details (ie. site plans and documentation) of the measures proposed to be implemented on site. The stormwater quality management measures must ensure that stormwater discharged from the site complies with design objectives from the latest version of the <i>BCC's Subdivision and Development Guidelines Part C - Water Quality Objectives</i>. b) Implement and maintain the certified Site Based Stormwater Quality Management Plan to prevent the contamination of stormwater and the release of contaminated stormwater.	a) Prior to commencement of site works b) Prior to commencement of use
13 Water & Sewer Connections a) Submit to the ULDA Principal Engineer engineering plans certified by a Registered Professional Engineer Queensland (RPEQ) showing the design of water and sewer connections to service the development in accordance with Qld Urban Utilities' current standards. b) Construct the water and sewer connections in accordance with the approved plans required in part a) of this condition. c) Submit to the ULDA in a format acceptable to Qld Urban Utilities "as-constructed" plans verified by a Registered Professional Engineer of Queensland (RPEQ) confirming all works have been completed in accordance with the approved plans. d) Provide to the ULDA all approval correspondence from Qld Urban Utilities relating to part a) of this condition	a) Prior to commencement of work b) Prior to the commencement of use c) Prior to commencement of use d) Prior to commencement of use
14 Service, meter assembly & meter box Provide a water service, approved meter assembly and meter box to the lot boundary in accordance with the <i>WSA 03-2002 Water Supply Code of Australia V2.3</i> and Qld Urban Utilities' current standards	Prior to the commencement of the use
15 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

CONDITION		TIMING						
16	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						
17	Easements over infrastructure–water supply, sewerage, drainage Where public utilities are located on private land, public utility easements must be provided in favour of the ULDA. The terms of the easements must be to the satisfaction of the ULDA's Chief Executive Officer.	Prior to commencement of use						
18	Electricity Submit to the DA Manager of the ULDA either: ▪ written evidence demonstrating that existing underground low-voltage electricity supply is available to the newly created residential units 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 use						
19	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 use						
20	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>9 x small units (< 60m2) @ \$7,890 per unit</td><td>\$71,010</td></tr><tr><td>12 x medium units (>60m2 <100m2) @ \$11,010 per unit</td><td>\$132,120</td></tr><tr><td>Total Infrastructure Charge</td><td>\$203,130*</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>	9 x small units (< 60m2) @ \$7,890 per unit	\$71,010	12 x medium units (>60m2 <100m2) @ \$11,010 per unit	\$132,120	Total Infrastructure Charge	\$203,130*	Prior to commencement of use
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12 x medium units (>60m2 <100m2) @ \$11,010 per unit	\$132,120							
Total Infrastructure Charge	\$203,130*							

CONDITION		TIMING
21	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.	As indicated

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 ****