

UDA Development Approval Package

Site Address	253 Telegraph Rd, Fitzgibbon
Real property description	Lots 5000 & 5001 on SP242321 and Lot 4000 on SP242306
Type of approval	UDA development approval subject to conditions
Aspects of development	Reconfiguring a Lot
Description of proposal	Staged subdivision of 3 into 164 residential lots plus balance lots, new park and road with a Plan of Development
ULDA reference number	DEV2011/140
Decision date	12 August 2011
Currency period	4 years from Decision date

Drawing or Document	Number	Plan or Document Date
Allotment Layout – Area E2	22743-127 Rev K (As Amended in Red)	5 August 2011
Plan of Development – Area E2	22743-128 Rev J (As Amended in Red)	5 August 2011
Fitzgibbon Urban Development Area E2 Flood Impact Assessment and Stormwater Management Plan	0541-02-D	15 January 2010
Preliminary Stormwater Schematic	SK02 Rev E	29/07/11
WRM Water and Environment Review of Bulk Earthworks for areas C, E, F & G letter	0541-02-I	15th April 2010
Queensland Urban Utilities (QUU) Water Servicing Plan of the Fitzgibbon Urban Development Areas B, C, E1, E2, F & G	Rev No. 1	17 March 2010
Preliminary Water Schematic	SK04 Rev D	29/07/11
Sewer Servicing Plan Fitzgibbon Urban Development Area	Figure 5 – Sewer layout plan	January 2009
Preliminary Sewer Schematic	SK03 Rev D	29/07/11
Preliminary Bulk Earthworks Plan	SK01 Rev D	29/07/11
TTM Proposed Fitzgibbon Chase – “Areas B, C, E and G” Preliminary Environmental Noise Impact Assessment	25850 R08	6 th November 2009

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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CONDITIONS	TIMING
1 Carry out the approved development Carry out the approved development generally in accordance with the approved plans/drawing and/or documents.	Prior to survey plan endorsement for the relevant stage of the subdivision

CONDITIONS		TIMING
2	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 survey plan endorsement for the relevant stage of the subdivision
3	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
4	Construction Management Plan a) Submit to the ULDA a site based construction management plan that will include but not be limited to: ▪ 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 <i>Erosion and Sediment Control Standard</i> (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 and ▪ provision for the protection of the adjacent protected bushland during construction activities. 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 the relevant stage of the subdivision b) At all times during site works
5	Water Supply Reticulation a) Submit to the ULDA Principal Engineer engineering drawings for the water reticulation system. This is to be in accordance with the approved <i>Queensland Urban Utilities (QUU) Water Servicing Plan of the Fitzgibbon Urban Development Areas B, C, E1, E2, F & G</i> Rev No. 1 dated 17th March 2010 and <i>Preliminary Water Schematic Plan</i> SK04 Rev D dated 29/07/11 and certified by a Registered Professional Engineer of Queensland (RPEQ).	a) Prior to commencement of site works for the relevant stage of the subdivision

CONDITIONS	TIMING
This is to include a water main or capped water supply pipe to a point on the frontage of lot 1003 of sufficient capacity to provide for a future fire main and water reticulation service to each of these lots based on the intended future development of those lots in accordance with <i>WSA 03-2002 Water Supply Code of Australia V2.3</i> b) Upon completion and certification of the works, 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 part (a) above. c) Submit to the ULDA Principal Engineer written consent or endorsement of design plans from Queensland Urban Utilities (QUU) agreeing to the relinquishment of the easement containing the DN 410 trunk water main for that section of easement to be contained within the future road reserve. d) Submit to the ULDA Principal Engineer the written consent from QUU to the relaying and/or reconstruction of the DN 410 trunk water main.	b) Prior to survey plan endorsement c) Prior to commencement of site works d) Prior to commencement of site works
6 Service, meter assembly & meter box Provide a water service, approved meter assembly and meter box to the boundary of proposed Lot 1005 in accordance with the <i>WSA 03-2002 Water Supply Code of Australia V2.3</i>.	Prior to survey plan endorsement for Stage 8A
7 Sewerage reticulation a) Submit to the ULDA Principal Engineer certification from Registered Professional Engineer of Queensland (RPEQ) that the sewerage reticulation is designed in accordance with ▪ the approved Sewer Servicing Plan Fitzgibbon Urban Development Area Figure 5 – Sewer layout plan dated January 2009 and ▪ <i>WSA 02-2002 Sewerage Code of Australia V2.3</i>. b) Upon completion of the works prepare and submit to the ULDA Principal Engineer "As Constructed" plans including an asset register checked by a Registered Professional Engineer Queensland (RPEQ-Civil), certifying that the works have been constructed in accordance with part (a) above.	a) Prior to commencement of site works for the relevant stage of the subdivision b) Prior to survey plan endorsement for the relevant stage of the subdivision
8 Stormwater Management Submit to the ULDA Principal Engineer a detailed site based Stormwater Management Plan (SMP) certified by a Registered Professional Engineer of Queensland (RPEQ-Civil) in accordance with Brisbane City Council's <i>Subdivision and Development Guidelines</i> ▪ <i>Part C Site Based Stormwater Management Plan</i> ▪ <i>Part B Infrastructure Elements and</i> ▪ <i>Part C Water Quality Management Guidelines.</i>	Prior to the commencement of site works for the relevant stage of the subdivision

CONDITIONS	TIMING
9 Stormwater System a) Submit to the ULDA Principal Engineer designs and hydraulic calculations for the proposed stormwater drainage system checked and certified by a Registered Professional Engineer Queensland (RPEQ) generally in accordance with the approved <i>Preliminary Stormwater Schematic Plan</i> number SK02 Rev E dated 29/07/11, and Brisbane City Council's <i>Subdivision and Development Guidelines 2008</i>. The calculations must demonstrate capacity of the underground stormwater pipe system to take the minor storm flow for a minimum ARI 2 year rainfall event without surcharge and demonstrate that overland flow paths are provided for up to ARI 100 year runoff events clear of allotments and with suitable depth and velocity so as not to be a hazard to people or property. Where surcharge occurs for the Q2, the stormwater pipe system shall be increased to ensure that no properties are affected by the Q100. The design must take into account of proposed and constructed stormwater and flood management works downstream of the outlets and any hydraulic effects these may have on the stormwater system. Where excavation of open drains or underground pipes are required to achieve an outlet to the stormwater system and these require disturbance of controlled vegetation, obtain the appropriate permits to interfere with the controlled vegetation and carry out rehabilitation works required by those permits. Stormwater drainage adjacent to Lot 509 to 518 is to be conveyed via the underground drainage system. No individual stormwater outlets are to be discharged into the vegetation protection area. b) Connect the development to the existing culverts under North Coast railway adjacent the site in accordance with part (a) of this condition. Upon completion and certification of the works prepare and provide to the ULDA 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 Brisbane City Council's <i>Subdivision and Development Guidelines 2008</i>.	a) Prior to the commencement of site works for the first stage of the subdivision b) Prior to survey plan endorsement for the relevant stage of the subdivision

CONDITIONS	TIMING
10 Flood Management a) Submit to the ULDA Principal Engineer certification from a Registered Professional Engineer of Queensland (RPEQ) that detailed design plans are in accordance with the approved ▪ <i>WRM Water and Environment Review of Bulk Earthworks for areas C, E, F & G</i> letter reference number 0541-02-I dated 15th April 2010 and ▪ <i>Fitzgibbon Urban Development Area E2 Flood Impact Assessment and Stormwater Management Plan</i> report by WRM Water + Environment number 0541-02-D dated 15 January 2010. b) Construct flood management infrastructure. The construction of the flood management infrastructure shall be checked and certified by a Registered Professional Engineer Queensland (RPEQ- Civil) that all works have been inspected and been constructed in accordance with part (b) of this condition. All levees constructed as part of flood solution shall be encompassed within a drainage easement in favour of the ULDA.	a) Prior to the commencement of site works for the relevant stage of the subdivision b) Prior to survey plan endorsement for the relevant stage of the subdivision
11 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 Chief Executive Officer.	Prior to survey plan endorsement for the relevant stage of the subdivision
12 Filling and Excavation a) Submit to the ULDA Principal Engineer an earthworks plan and cross sections, checked and certified by a Registered Professional Engineer of Queensland (RPEQ-Civil) generally in accordance with the approved <i>Preliminary Bulk Earthworks Plan SK01 Rev D, Preliminary Allotment Levels Plan SK05 Rev D</i> dated 29/07/11, Brisbane City Council's <i>Filling and Excavation Code</i> and <i>Subdivision and Development Guidelines</i>. The plan is to demonstrate that the finished level of all allotments is at least the ARI 100 flood level plus 300mm. b) Submit to the ULDA Principal Engineer certification from a RPEQ specialising in geotechnical engineering stating that all constructed cut/fill batters and/or retaining structures have achieved adequate stability with a factor of safety greater than 1.5 and that all cut and fill operations have been carried out in accordance with <i>AS3798</i> and any unsuitable material encountered has been treated or replaced with suitable replacement material.	a) Prior to commencement of works for the relevant stage of the subdivision b) Prior to survey plan endorsement for the relevant stage of the subdivision
13 Roadworks a) Submit to the ULDA Principal Engineer drawings of all	a) Prior to

CONDITIONS	TIMING
proposed road works including laneways, checked and certified by a Registered Professional Engineer of Queensland (RPEQ-Civil). This is to be where relevant in accordance with Brisbane City Council's <i>Subdivision and Development Guidelines 2008 Chapter 1</i>. b) The retaining wall and pool fence on the eastern side of Roghan Road Extension shall be designed so that there is a minimum footpath width of 2.5 metres between the kerb line and the pool fence. c) The intersection of the laneway with Roghan Road Extension adjacent Lot 383 shall be designed as left in/left out. d) Construct the road works in accordance with part (a), (b) and (c) of this condition. e) Upon completion of the works submit to the ULDA Principal Engineer "As Constructed" plans including an asset register certified by a Registered Professional Engineer Queensland (RPEQ-Civil) generally in accordance with Brisbane City Council's <i>Subdivision and Development Guidelines 2008</i> where relevant and the approved <i>Allotment Layout – Area E2</i> numbered 22743-127 Rev K dated 5 August.	commencement of works for the relevant stage of the subdivision b) Prior to commencement of works for the relevant stage of the subdivision c) Prior to commencement of works for the relevant stage of the subdivision d) Prior to survey plan endorsement for the relevant stage of the subdivision e) Prior to survey plan endorsement for the relevant stage of the subdivision
14 Street lighting Design and install a street lighting system (including connections and energising) to all roads and relevant laneways within and bounding the subdivision and to all footpaths/bikeways within road reserves associated with the subdivision. The design and construction of the street lighting system must: ▪ be in accordance where relevant with Chapter 7 of Brisbane City Council's <i>Subdivision and Development Guidelines</i> and Drawings ▪ meet the relevant requirements of the electricity supplier (where the supplier is Energex, this includes Energex's <i>Public Lighting Construction Manual</i>) ▪ be acceptable to the electricity supplier as 'Rate 2 Public Lighting' (refer Energex's Rate 2 Public Lighting Design Parameters). ▪ be designed and positioned to comply with <i>AS 4282:1997 Control of the Obtrusive Effects of Outdoor Lighting</i> and <i>AS11583.1:2005 Pedestrian area category P) lighting</i> to minimise the impact upon the fauna in the adjacent bushland areas. ▪ ensure if light poles are proposed within laneways they do not conflict with vehicle reversing paths or cause a light nuisance into adjacent residential dwellings.	Prior to survey plan endorsement for the relevant stage of the subdivision

CONDITIONS	TIMING
15 Footpaths a) Construct footpaths in the locations shown on approved <i>Allotment Layout – Area E2</i> numbered 22743-127 Rev K dated 5 August 2011 and submit engineering plans to the ULDA Principal Engineer checked by a RPEQ showing the design of the pathways including any signs and traffic safety signs, markings and devices. b) Upon completion of the works submit to the ULDA Principal Engineer "As Constructed" plans including an asset register certified by a Registered Professional Engineer Queensland (RPEQ-Civil), in accordance with Brisbane City Council's <i>Subdivision and Development Guidelines 2008</i> and the approved <i>Allotment Layout – Area E2</i> numbered 22743-127 K dated 5 August 2011.	a) Prior to survey plan endorsement for the relevant stage of the subdivision b) Prior to survey plan endorsement for the relevant stage of the subdivision
16 Electricity Submit to the ULDA Principal Engineer either: a) written evidence demonstrating that existing underground low-voltage electricity supply is available to the newly created lots; or b) 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 survey plan endorsement for the relevant stage of the subdivision
17 Telecommunications 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 Brisbane City Council's <i>Subdivision and Development Guidelines</i>.	Prior to survey plan endorsement for the relevant stage of the subdivision
18 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 Brisbane City Council's <i>Subdivision and Development Guidelines</i>.	Prior to survey plan endorsement for the relevant stage of the subdivision
19 Acoustic requirements a) Construct an acoustic barrier at least 2.4m high along the full length of the western site boundary of Lots 394 to 415 in accordance with the recommendations made in Part 7 of the approved report <i>TTM Proposed Fitzgibbon Chase "Areas B, C, E and G" - Preliminary Environmental Noise Impact Assessment</i> No. 25850 R08 dated 6th November 2009. b) All potential purchasers of lots 1003 and 394 to 453 shall be advised in writing that further acoustic assessment is required for future house plans as identified in the approved <i>TTM Proposed Fitzgibbon Chase "Areas B, C, E and G" - Preliminary Environmental Noise Impact Assessment</i> No.	a) Prior to survey plan endorsement for Stage 7C b) As indicated

CONDITIONS	TIMING
25850 R08 dated 6 th November 2009.	
20 Landscape Works in Park and Dedication a) Submit to the ULDA for approval a detailed Landscape Plan certified by a suitably qualified professional for improvement works within the proposed parkland in accordance with the requirements detailed in <i>Brisbane City Plan 2000 - Planning Scheme Policy 1, Subdivision and Development Guidelines</i>, and current Australian Standards and is to document the following: Existing contours or site levels. - Location of existing under- and above-ground services within the proposed parkland (eg. drainage, water reticulation, sewerage, electricity, gas, telecommunications etc.). - Removal of weed species, barbed wire, building materials, rubbish, debris and other obstacles which may present a public liability risk. - Location and description of existing fencing and retaining walls within and abutting the park. Site Preparation - Proposed finished levels, including sections across and through the parkland at critical points (eg. Interface with roads or water bodies, retaining walls or batters). New Works - Location of proposed drainage and stormwater works within the park, including cross-sections and descriptions. - Provision of electricity and water connections to the park. - Construction of vehicle barriers/bollards along park frontages to prevent unauthorised vehicular access. - Provision of a lock-rail access point (positioned at a level and logical point) and associated vehicular crossover to each road frontage to parkland. - Details and locations of any proposed building works or planting, including: bridges, park furniture, picnic facilities and play equipment. - Surface treatments, including the preparation of all open ground within the proposed parkland to ensure that it is topsoiled, grassed and suitable for mowing. Grassing is to achieve 80% coverage at the time of On Maintenance inspection. - Provision of a sub-tropical plant schedule listing all proposed plants by botanical name, quantity and size at time of planting. b) Construct landscape works Construct the works in accordance with the approved plan from part a) of this condition. c) On Maintenance Provide 12 months maintenance to the parks, commencing on receipt of written confirmation from the ULDA that works are satisfactory.	a) Prior to commencement of works for Stage 8A b) Prior to survey plan endorsement for Stage 8A c) As indicated

CONDITIONS		TIMING
	d) Off Maintenance Inspection On completion of the 12 months maintenance period, contact the ULDA, Principal Engineer to arrange an Off Maintenance inspection. e) Transfer and surrender to the Crown Transfer and surrender to the Crown as "park for public use" proposed Lot 1005.	d) As indicated e) Prior to commencement of use
21	Street Trees a) Submit to the ULDA for approval a Street Tree Plan. The plan is to include trees to all street frontages at spacing's in accordance with the Brisbane City Council's <i>Subdivision and Development Guidelines</i>, or a minimum of one (1) tree per additional allotment, whichever is the greater. b) Provide street trees in accordance with the approved Street Tree Plan. c) Provide 12 months maintenance to the street trees, commencing on receipt of written confirmation from the ULDA that planting is satisfactory. d) Obtain written confirmation from the ULDA Principal Engineer that the street trees have been maintained to a satisfactory standard.	a) Prior to commencement of works on site b) Prior to survey plan endorsement c) As indicated d) At the conclusion of the 12 months maintenance period
22	Protected Vegetation a) Survey and stake the vegetation protection boundary lines as shown on the approved Allotment Layout – Area E2 plan number 22743-127 Rev K (As Amended in Red) dated 5 August 2011. b) Protect all vegetation located within the vegetation protection area. b) Submit to the ULDA written confirmation that part a) and b) of this condition had been implemented and completed.	a) Prior to commencement of site works for Stages 7C & D, 8A, B & C. b) At all times during construction work c) Prior to survey plan endorsement for Stages 7C & D, 8A, B & C
23	Pre-Construction Self Certification No work shall commence until the ULDA acknowledges in writing receipt of certification package(s) from the Project Coordinator in accordance with ULDA Certification Procedures Manual.	Prior to commencement of site works
24	Post-Construction Self Certification Submit Post-Construction (Practical Completion) Certification,	Prior to the

CONDITIONS		TIMING									
	approved forms and “as Constructed” plans including an asset register, certified by a Registered Professional Engineer Queensland (RPEQ), that the plans are a true record of the works “as constructed” are in accordance with the approved plans.	endorsement of survey plan									
25	Infrastructure Contributions Stage 7A Pay to the Urban Land Development Authority a monetary contribution towards the cost of the provision of essential infrastructure. The total contribution will be calculated in accordance with the ULDA's <i>Interim Infrastructure Framework</i> (The Framework). The current applicable charge is per dwelling unit: <table border="1"> <tr> <th colspan="3">Per Dwelling Unit</th></tr> <tr> <td>Small (0-60m² GFA)</td><td>Small (60m²-100m² GFA)</td><td>Small (+100m² GFA)</td></tr> <tr> <td>\$7,890</td><td>\$11,010</td><td>\$18,120</td></tr> </table> Minus any credit where evidence is provided that contributions have already been paid. The Framework specifies that the charge will be adjusted each July in accordance with the 5 year rolling average of the Road and Bridge Construction Queensland Index.	Per Dwelling Unit			Small (0-60m ² GFA)	Small (60m ² -100m ² GFA)	Small (+100m ² GFA)	\$7,890	\$11,010	\$18,120	Prior to endorsement of survey plan for Stage 7A
Per Dwelling Unit											
Small (0-60m ² GFA)	Small (60m ² -100m ² GFA)	Small (+100m ² GFA)									
\$7,890	\$11,010	\$18,120									
26	Infrastructure Contributions Stage 7B Pay to the Urban Land Development Authority a monetary contribution towards the cost of the provision of essential infrastructure. The total contribution will be calculated in accordance with the ULDA's <i>Interim Infrastructure Framework</i> (The Framework). The applicable charge is per dwelling unit: <table border="1"> <tr> <th colspan="3">Per Dwelling Unit</th></tr> <tr> <td>Small (0-60m² GFA)</td><td>Small (60m²-100m² GFA)</td><td>Small (+100m² GFA)</td></tr> <tr> <td>\$7,890</td><td>\$11,010</td><td>\$18,120</td></tr> </table> Minus any credit where evidence is provided that contributions have already been paid. The Framework specifies that the charge will be adjusted each July in accordance with the 5 year rolling average of the Road and Bridge Construction Queensland Index.	Per Dwelling Unit			Small (0-60m ² GFA)	Small (60m ² -100m ² GFA)	Small (+100m ² GFA)	\$7,890	\$11,010	\$18,120	Prior to endorsement of survey plan for Stage 7B
Per Dwelling Unit											
Small (0-60m ² GFA)	Small (60m ² -100m ² GFA)	Small (+100m ² GFA)									
\$7,890	\$11,010	\$18,120									

development

CONDITIONS		TIMING									
27	Infrastructure Contributions Stage 7C Pay to the Urban Land Development Authority a monetary contribution towards the cost of the provision of essential infrastructure. The total contribution will be calculated in accordance with the ULDA's <i>Interim Infrastructure Framework</i> (The Framework). The applicable charge is per dwelling unit: <table><tr><th colspan="3">Per Dwelling Unit</th></tr><tr><td>Small (0-60m² GFA)</td><td>Small (60m²-100m² GFA)</td><td>Small (+100m² GFA)</td></tr><tr><td>\$7,890</td><td>\$11,010</td><td>\$18,120</td></tr></table> Minus any credit where evidence is provided that contributions have already been paid. The Framework specifies that the charge will be adjusted each July in accordance with the 5 year rolling average of the Road and Bridge Construction Queensland Index.	Per Dwelling Unit			Small (0-60m ² GFA)	Small (60m ² -100m ² GFA)	Small (+100m ² GFA)	\$7,890	\$11,010	\$18,120	Prior to endorsement of survey plan for Stage 7C
Per Dwelling Unit											
Small (0-60m ² GFA)	Small (60m ² -100m ² GFA)	Small (+100m ² GFA)									
\$7,890	\$11,010	\$18,120									
28	Infrastructure Contributions Stage 7D Pay to the Urban Land Development Authority a monetary contribution towards the cost of the provision of essential infrastructure. The total contribution will be calculated in accordance with the ULDA's <i>Interim Infrastructure Framework</i> (The Framework). The applicable charge is per dwelling unit: <table><tr><th colspan="3">Per Dwelling Unit</th></tr><tr><td>Small (0-60m² GFA)</td><td>Small (60m²-100m² GFA)</td><td>Small (+100m² GFA)</td></tr><tr><td>\$7,890</td><td>\$11,010</td><td>\$18,120</td></tr></table> Minus any credit where evidence is provided that contributions have already been paid. The Framework specifies that the charge will be adjusted each July in accordance with the 5 year rolling average of the Road and Bridge Construction Queensland Index.	Per Dwelling Unit			Small (0-60m ² GFA)	Small (60m ² -100m ² GFA)	Small (+100m ² GFA)	\$7,890	\$11,010	\$18,120	Prior to endorsement of survey plan for Stage 7D
Per Dwelling Unit											
Small (0-60m ² GFA)	Small (60m ² -100m ² GFA)	Small (+100m ² GFA)									
\$7,890	\$11,010	\$18,120									
29	Infrastructure Contributions Stage 8A Pay to the Urban Land Development Authority a monetary contribution towards the cost of the provision of essential infrastructure. The total contribution will be calculated in accordance with the ULDA's <i>Interim Infrastructure Framework</i> (The Framework). The applicable charge is per dwelling unit:	Prior to endorsement of survey plan for Stage 8A									

development

CONDITIONS				TIMING									
	<table><tr><th colspan="3">Per Dwelling Unit</th></tr><tr><td>Small (0-60m² GFA)</td><td>Small (60m²-100m² GFA)</td><td>Small (+100m² GFA)</td></tr><tr><td>\$7,890</td><td>\$11,010</td><td>\$18,120</td></tr></table> Minus any credit where evidence is provided that contributions have already been paid. The Framework specifies that the charge will be adjusted each July in accordance with the 5 year rolling average of the Road and Bridge Construction Queensland Index.			Per Dwelling Unit			Small (0-60m ² GFA)	Small (60m ² -100m ² GFA)	Small (+100m ² GFA)	\$7,890	\$11,010	\$18,120	
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\$7,890	\$11,010	\$18,120											
30	Infrastructure Contributions Stage 8B Pay to the Urban Land Development Authority a monetary contribution towards the cost of the provision of essential infrastructure. The total contribution will be calculated in accordance with the ULDA's <i>Interim Infrastructure Framework</i> (The Framework). The applicable charge is per dwelling unit: <table><tr><th colspan="3">Per Dwelling Unit</th></tr><tr><td>Small (0-60m² GFA)</td><td>Small (60m²-100m² GFA)</td><td>Small (+100m² GFA)</td></tr><tr><td>\$7,890</td><td>\$11,010</td><td>\$18,120</td></tr></table> Minus any credit where evidence is provided that contributions have already been paid. The Framework specifies that the charge will be adjusted each July in accordance with the 5 year rolling average of the Road and Bridge Construction Queensland Index.			Per Dwelling Unit			Small (0-60m ² GFA)	Small (60m ² -100m ² GFA)	Small (+100m ² GFA)	\$7,890	\$11,010	\$18,120	Prior to endorsement of survey plan for stage 8B
Per Dwelling Unit													
Small (0-60m ² GFA)	Small (60m ² -100m ² GFA)	Small (+100m ² GFA)											
\$7,890	\$11,010	\$18,120											
31	Infrastructure Contributions Stage 8C Pay to the Urban Land Development Authority a monetary contribution towards the cost of the provision of essential infrastructure. The total contribution will be calculated in accordance with the ULDA's <i>Interim Infrastructure Framework</i> (The Framework). The applicable charge is per dwelling unit: <table><tr><th colspan="3">Per Dwelling Unit</th></tr><tr><td>Small (0-60m² GFA)</td><td>Small (60m²-100m² GFA)</td><td>Small (+100m² GFA)</td></tr><tr><td>\$7,890</td><td>\$11,010</td><td>\$18,120</td></tr></table> Minus any credit where evidence is provided that contributions have already been paid. The Framework specifies that the charge will be adjusted each July in accordance with the 5 year rolling average of the Road and Bridge Construction Queensland Index.			Per Dwelling Unit			Small (0-60m ² GFA)	Small (60m ² -100m ² GFA)	Small (+100m ² GFA)	\$7,890	\$11,010	\$18,120	Prior to endorsement of survey plan stage 8C
Per Dwelling Unit													
Small (0-60m ² GFA)	Small (60m ² -100m ² GFA)	Small (+100m ² GFA)											
\$7,890	\$11,010	\$18,120											

Urban Land Development Authority

DEV2011/140

Staged Subdivision of 3 into 164 residential lots plus balance lots, new park and road with a Plan of development

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 ****