

ULDA DECISION NOTICE

Site address	Remora Road, Hamilton (referred to as Remora Road)
Real property description	Lot 70 on SP174550, Lot 646 on SP200123, Lot 614 on SL4775 and Lot 1160 on SP108456.
Urban Development Area (UDA)	Northshore Hamilton
Type of approval	UDA Development Approval, subject to conditions
Aspects of development	Reconfiguration of a Lot and Sub-precinct Plan 3a – Remora Road
Description of proposal	ROL (two (2) lots into seven (7), realignment of Hercules Street and MacArthur Avenue, Park and new roads) with a Sub-precinct Plan (Sub-precinct 3(a) – Remora Road)
Currency period	2 years from Decision Date
ULDA reference number	DEV2011/130
Decision date	4 November 2011

Approved Drawings or Documents	Number	Plan or Document Date
Portside North – Sub Precinct 3A	S.6782-002-C	28 th April 2011
Northshore Hamilton UDA – Precinct Plan for Sub-precinct 3a	Revision 06	June 2011

PROJECT TEAM

Peita McCulloch Senior Planner Development Assessment Urban Land Development Authority	Con de Groot Principal Engineer Development Assessment Urban Land Development Authority
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CONDITIONS OF APPROVAL		TIMING
Planning & General Requirements		
1.	Carry out the approved development Carry out the approved development generally in accordance with the approved plans/drawings and document/s.	Prior to endorsement of survey plan
2.	Implement Endorsed Plans Complete the works in accordance with the endorsed engineering plans and in accordance with Council's "Subdivision and Development Guidelines".	Prior to endorsement of survey plan
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, drawing(s), and/or documents or, if requiring a further approval from the Council, in accordance with the relevant approval(s).	Prior to endorsement of survey plan
4.	Lodge Survey Plan Lodge the Endorsed Survey Plan with the Registrar of Titles, Department of Natural	Within 6 months

CONDITIONS OF APPROVAL		TIMING
	Resources.	from plan sealing
Engineering		
5.	Road Dedication Prior to the endorsement of the survey plan, provide the following details to the ULDA's Manager – Development Assessment: • Timing of the realignment of Hercules Street and Macarthur Avenue through Lot 1160 on SP108456. • Details of the proposed new roads in accordance with the approved plans/drawings and document/s. • Details of the proposed partial road closure of Curtin Avenue in accordance with the approved plans/drawings and document/s.	Prior to endorsement of survey plan
6.	Acid Sulphate a) If Acid Sulfate Soils are found on the site, submit to the ULDA an Acid Sulphate Soils Management Plan (ASSMP), prepared and certified by a suitable qualified and experienced professional. The ASSMP shall be reviewed and approved by the principal consultant overseeing and certifying the construction works. b) Excavation and removal of Acid Sulphate Soils will be undertaken in accordance with the approved ASSMP.	Prior to commencement of works During the site works.

STANDARD ADVICE

Future Road Delivery

On lodgement of the next subsequent Development Application within Sub-Precinct 3(a) submit to the ULDA's Manager – Development Assessment information and timing for the roads to be delivered to facilitate future development within the Sub-Precinct. Note – the proposed new roads, being Lot 406 and 407 as illustrated on the stamped approved Proposed Reconfiguration Plan, S.6782-002-E, dated October 2011 will be delivered prior to the commencement of use of the development over Lots 402 and 403, whichever is developed first.

Road Closure

Obtain the appropriate approval/s for the part road closure of Macarthur Avenue and Curtin Avenue as illustrated on the stamped approved Plan to facilitate the required road realignment.

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 as 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, an approval or a permit).

Air Quality

All future MCU applications must be in accordance with section 3.9 Sustainability and the Environment of the Northshore Hamilton Urban Development Area Development Scheme and the amended impact

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 6:30am or after 6:30pm.

Contaminated Soils

Any contaminated materials or soils encountered during site works, are to be handled, stored and disposed of in accordance with an approved disposal permit issued by the Environmental Protection Agency. A person must not dispose of contaminated soil or a hazardous substance at a place other than at a place approved by the disposal permit.

Advertising Signs

Brisbane City Council is responsible for administering the Local Law that regulates how, where and what kind of advertising signs can be displayed outdoors in Brisbane. For further information please contact BCC Licence & Compliance on 3403 8888.

Equitable Access

Ensure that there is equitable access for disabled persons to and within the site in accordance with the Queensland Anti-Discrimination Act 1991, the Federal Disability Discrimination Act 1982 and Australian Standard AS1428 Parts 1-4 Australian Standard for Access and Mobility.

You are notified of your responsibility to ensure that access is appropriately designed and constructed for all users as required by relevant legislation and standards. This development of compliance with these requirements is the sole responsibility of the owner/builder/developer of the proposal.

Please note: The above information has been provided to the applicant as advice only and does not form part of the UDA 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 ****