

ULDA DECISION NOTICE

Site Address	Cnr Carselgrove Ave & Palmerston Lane, Fitzgibbon
Real property description	Lot 16 on SP228785
Type of Approval	UDA development approval subject to conditions
Aspects of Development	Material change of use
Description of Proposal	Multiple Residential (4 dwellings)
ULDA reference number	DEV2011/093
Decision date	4 July 2011
Currency period	4 years from Decision date

Approved Drawings or Documents	Number	Plan or Document Date
Site Plan	5262.3W.02	3 June 2011 (Received)
Ground Floor Plan	5262.3W.10	3 June 2011 (Received)
Upper Floor Plan	5262.3W.11	3 June 2011 (Received)
Roof Plan	5262.3W.12	3 June 2011 (Received)
Elevations 1	5262.3W.20	3 June 2011 (Received)
Elevations 2	5262.3W.21	3 June 2011 (Received)
Elevations 3	5262.3W.22	3 June 2011 (Received)
Sections	5262.3W.30	3 June 2011 (Received)

PROJECT TEAM

Matt Toon Principal Planner Urban Land Development Authority	Con de Groot Principal Engineer Urban Land Development Authority	Malcolm Holz Planning Manager Urban Land Development Authority
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CONDITIONS OF APPROVAL

CONDITION		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 the commencement of use
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 the commencement of use
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

CONDITION		TIMING
4	Construction Management Plan a) Submit to the ULDA a site based construction management plan that includes 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. 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 the construction works. b) Implement site based construction management plan in accordance with the part a) of this condition.	Prior to commencement of site works b) At all times during site works
5	Service, meter assembly & meter box Provide a water service, approved meter assembly and meter box for all proposed lots in accordance with the <i>WSA03-2002 Water Supply Code of Australia</i> V2.3. and Brisbane City Council's <i>Supplementary Manual</i>.	Prior to the commencement of use
6	Stormwater system Connect the roofwater drainage to the existing underground drainage of discharge to the kerb & gutter	Prior to the commencement of use
7	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 the commencement of use
8	Electricity Submit to the ULDA Principal Engineer either: a) written evidence demonstrating that existing underground low-voltage electricity supply is available to all dwellings 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 the commencement of use

CONDITION		TIMING
9	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 the commencement of use
10	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 the commencement of use
11	Repair damage to Kerb, Footpath or Road Repair any damage to existing kerb and channel, footpath or roadway (including removal of concrete slurry from footpaths, roads, kerb and channel and stormwater gullies and drainlines) that may occur during any works carried out in association with the approved development.	Prior to the commencement of use
12	Detailed Landscape Plan a) Submit to the ULDA a detailed landscape plan certified by a suitably qualified landscape architect or contractor for all internal landscaped areas including private courtyard areas, fencing and driveway treatments. Landscaping is to ensure: ▪ that selected species and fencing does not block visual surveillance to adjacent footpaths ▪ that selected species are drought tolerant and low maintenance and ▪ a high level of visual amenity to each frontage is achieved. b) On completion of the landscape works, submit to the ULDA written certification from a licensed and experienced AILA Landscape Architect or Landscape Contractor that the completed landscaping complies with part a) this condition.	a) Prior to commencement of landscape works b) Prior to commencement of use
13	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. 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. The current applicable charge is:	Prior to commencement of use

CONDITION				TIMING
	2 Small Units =<60m ² GFA	\$7,890 / unit	\$15,780.00	
	2 large units @ 100+m ² GFA	\$18,120 / unit	\$36,240.00	
	TOTAL		\$52,020.00*	
	* Charge will be adjusted each July in accordance with the 5 year rolling average of the Road and Bridge Construction Queensland Index			

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 – Nominated Assessing Authority

For any conditions in this package that require the consideration of Brisbane City Council (BCC), 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). No costs will be incurred by the ULDA or BCC.

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-

- on a Sunday or public holiday, at any time; or
- 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 ****