

UDA Development Approval Package

Site Address	Lots 127 & 142 to 146 Hinchinbrook Ave, Fitzgibbon
Real property description	Lots 127 & 142, 143, 144, 145 & 146 on SP234612
Type of approval	Reconfiguring a Lot
Description of proposal	Subdivision of 6 into 14 residential lots and new road (pedestrian walkway)
ULDA reference number	DEV2010/098
Decision	Approved with Conditions
Decision date	28 February 2011

Approved Drawings or Documents	Number	Plan or Document Date
New Lot Configuration – New lots 14 to 27	Appendix A Sheet 2 of 2	30/11/10
Housing Design Layout Lots 14-17	Appendix C	30/11/10
Lot 18 Floor Plan	Appendix D – Sheet 1 of 10	30/11/10
Lot 19 Floor Plan	Appendix D – Sheet 2 of 10	30/11/10
Lot 20 Floor Plan	Appendix D – Sheet 3 of 10	30/11/10
Lot 21 Floor Plan	Appendix D – Sheet 4 of 10	30/11/10
Lot 22 Floor Plan	Appendix D – Sheet 5 of 10	30/11/10
Lot 23 Floor Plan	Appendix D – Sheet 6 of 10	30/11/10
Lot 24 Floor Plan	Appendix D – Sheet 7 of 10	30/11/10
Lot 25 Floor Plan	Appendix D – Sheet 8 of 10	30/11/10
Lot 26 Floor Plan	Appendix D – Sheet 9 of 10	30/11/10
Lot 27 Floor Plan	Appendix D – Sheet 10 of 10	30/11/10
Elevations	Appendix E	30/11/10
Front and Back Elevations	Appendix F Sheet 1 of 4	30/11/10
Front and Back Elevations	Appendix F Sheet 2 of 4	30/11/10
Left and Right Elevations	Appendix F Sheet 3 of 4	30/11/10
Left and Right Elevations	Appendix F Sheet 4 of 4	30/11/10
Indicative Parking & Landscape Plan	Appendix G (As Amended in Red by Matt Toon on 23 Feb 2011)	30/11/10

PROJECT TEAM

Matt Toon Principal Planner - Development Assessment Urban Land Development Authority	Con de Groot Principal Engineer - Development Assessment 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 the commencement of use and to be maintained

CONDITION		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 the commencement of use
3	Side and rear fencing requirements - Side fencing fronting Hinchinbrook Ave or Undarra Lane must be 50% transparent and not exceed 1.5m in height. - Side fencing between lots must be 1.8m in height and be constructed as good neighbour timber fencing with capping and finish a minimum of 1.0m behind the front building wall.	Prior to the commencement of use and to be maintained
4	Landscaping a. Prepare a detailed Landscape Plan for landscaped areas as shown on approved Indicative Parking & Landscape Plan Appendix G (As Amended in Red by Matt Toon on 23 Feb 2011) dated 30/11/10. Landscaping is to ensure: - planting areas fronting Girraween Lane have a minimum dimension of 750mm x 500mm with no turf - selected species are drought tolerant and low maintenance - a high level of visual amenity to street frontages - a mid-block tree is planted as indicated on approved <i>Indicative Parking & Landscape Plan Appendix G (As Amended in Red by Matt Toon on 23 Feb 2011) dated 30/11/10</i> and - pedestrian walkway has no turf and only planted with low-lying plants as indicated on approved Indicative Parking & Landscape Plan Appendix G (As Amended in Red by Matt Toon on 23 Feb 2011) dated 30/11/10. Submit to the ULDA certified plans by a suitably qualified AILA landscape architect professional in accordance with the above requirements. b. Construct the works in accordance with the submitted detailed Landscape Plan. c. On completion of the works, provide to the ULDA written certification from a licensed and experienced AILA Landscape Architect or Landscape Contractor that the completed landscaping complies with this condition. d. Provide 12 months' maintenance to the mid-block tree, commencing on receipt of written confirmation from the ULDA that planting and species election is satisfactory. e. On completion of the 12 months maintenance period, contact the ULDA, Development Assessment to arrange an Off Maintenance inspection.	a. Prior to commencement of landscape works b. Prior to survey plan endorsement c. Prior to survey plan endorsement d. As indicated e. As indicated
5	Water Supply Reticulation	Prior to survey plan endorsement

CONDITION		TIMING
	a) Provide a water connection point to all proposed lots in accordance with <i>WSA 03-2002 Water Supply Code of Australia V2.3</i> b) 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 completed in accordance with part (a) of this condition.	
6	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 V2.3</i> and Brisbane City Council's <i>Supplementary Manual</i>.	Prior to survey plan endorsement
7	Sewerage reticulation a) Provide a sewer connection point 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> standard. b) 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 completed in accordance with part (a) of this condition.	Prior to survey plan endorsement
8	Soil Erosion and Sediment Control Submit to the ULDA Principal Engineer an Erosion and Sediment Control (ESC) Program certified by a Registered Professional Engineer of Queensland (RPEQ) that the program complies with the Brisbane City Council's <i>Erosion and Sediment Control Standard (Version 9 or later)</i>.	Prior to commencement of works on site
9	Stormwater system Connect the roofwater drainage to the existing underground drainage of discharge to the kerb & gutter.	Prior to survey plan endorsement
10	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
11	Construction Management Plan a) Prepare a site based construction management plan that will include but not be limited to the: ▪ 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	a) Prior to commencement of site works

CONDITION	TIMING
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 Erosion and Sediment Control Standard (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. 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.	b) At all times during site works
12 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 survey plan endorsement
13 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 drainlines) that may occur during any works carried out in association with the approved development.	Prior to survey plan endorsement
14 Electricity Submit to the ULDA either written evidence: - demonstrating that existing underground low-voltage electricity supply is available to the newly created lots or - 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
15 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
16 Dedicate as Road	Prior to survey plan endorsement

CONDITION		TIMING									
	Dedicate as road to the Urban Land Development Authority, the area shown as pedestrian walkway on the approved New Lot Configuration – New lots 14 to 27 Appendix A Sheet 2 of 2 dated 30/11/10. A copy of the survey plan together with a written request for the preparation of legal documentation is to be lodged with the Urban Land Development Authority.										
17	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 30 June 2011. 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: <table border="1"> <tr> <td>14 Medium units</td><td>\$10,495/unit</td><td>\$146,930.00</td></tr> <tr> <td>Credit</td><td>6 x \$10,495</td><td>\$62,970.00</td></tr> <tr> <td>Total</td><td></td><td>\$83,960.00*</td></tr> </table> <i>* Charge will be adjusted each July in accordance with the 5 year rolling average of the Road and Bridge Construction Queensland Index</i>	14 Medium units	\$10,495/unit	\$146,930.00	Credit	6 x \$10,495	\$62,970.00	Total		\$83,960.00*	Prior to survey plan endorsement
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Total		\$83,960.00*									

STANDARD ADVICE

UDA Development Approval

This UDA Development Approval does not include assessment against the 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.

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

Urban Land Development Authority DEV2010/099
Lots 127 & 142 to 146 Hinchinbrook Ave, Fitzgibbon

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 ****