

UDA Development Approval Package

Site Address	3, 5 & 8 Eungella Close, Fitzgibbon
Real property description	Lots 58, 59 & 60 on SP234611
Type of approval	Material change of use
Description of proposal	Multiple residential (6 dwellings units)
ULDA reference number	DEV2010/096
Decision	Approved with Conditions
Decision date	21 January 2011

Approved Drawings or Documents	Number	Plan or Document Date
Lot 60 Site & Landscape Plan	A1	9/11/2010
Lot 60 Floor Plan	A2	9/11/2010
Lot 60 Elevations	A3	9/11/2010
Lot 59 Site & Landscape Plan	A1	10/11/2010
Lot 59 Floor Plan	A2	10/11/2010
Lot 59 Elevations	A3	10/11/2010
Lot 58 Site & Landscape Plan	A1	9/11/2010
Lot 58 Floor Plan	A2	9/11/2010
Lot 58 Elevations	A3	9/11/2010

PROJECT TEAM

Matt Toon Principal Planner - Development Assessment Urban Land Development Authority	Con de Groot Principal Engineer - Development Assessment Urban Land Development Authority
--	--

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
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	Detailed Landscape Plan a. Submit to the ULDA plans certified by a suitably qualified landscape architect or contractor for all internal landscaped areas including private courtyard areas, common recreation area and driveway treatments in accordance with the approved Lot 58 Landscape Plan numbered A1 dated 9/11/2010; Lot 59 Landscape Plan's numbered A1 dated 10/11/2010 & Lot 60 Landscape Plan numbered A1 dated 9/11/2010. Landscaping is to ensure: selected species and fencing does not block visual surveillance to adjacent footpaths	a. Prior to commencement of landscape works

CONDITION	TIMING
▪ selected species are drought tolerant and low maintenance ▪ a high level of visual amenity to each frontage. b. On completion of the landscape works, provide 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.	b. Prior to commencement of use
4 Soil Erosion and Sediment Control a. Submit to the ULDA an Erosion and Sediment Control (ESC) Plan in accordance with Brisbane City Council's <i>Erosion and Sediment Control Standard (Version 9 or later)</i>. b. Implement the approved Erosion and Sediment Control Plan on site	a. Prior to commencement of site works b. At all times during construction works
5 Stormwater system Connect the internal stormwater lines to the existing underground system or discharge to kerb and gutter.	Prior to the commencement of use
6 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 the commencement of the use
7 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 the commencement of the use
8 Electricity Submit to the ULDA either: ▪ written evidence demonstrating that existing underground low-voltage electricity supply is available to the newly created lots 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 the commencement of the use
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 the use

CONDITION		TIMING						
10	Community Management Statement Submit to the ULDA's Principal Engineer a copy of the Community Management Statement/s (CMS) with a copy of the survey plan.	Prior to the endorsement of survey plan						
11	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><tr><td>3 Small units @ 55.9m² GFA</td><td>\$7,525/unit</td><td>\$22,575.00</td></tr><tr><td>Total</td><td></td><td>\$22,575.00*</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>	3 Small units @ 55.9m ² GFA	\$7,525/unit	\$22,575.00	Total		\$22,575.00*	Prior to the commencement of the use
3 Small units @ 55.9m ² GFA	\$7,525/unit	\$22,575.00						
Total		\$22,575.00*						

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 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 ****