

UDA Decision Notice

Site Address	37 Hinchinbrook Avenue, Fitzgibbon
Real property description	Lot 128 on SP234612
Type of application	UDA development permit subject to conditions
Description of development	Reconfiguring a Lot
Description of Proposal	Subdivision of 1 into 4 residential lots with a Plan of Development
ULDA reference number	DEV2012/339
Decision date	25 September 2012
Currency period	4 years from Decision date

Approved Drawings or Documents	Number	Plan or Document Date
Lot Reconfiguration for Crown Property Pty Ltd Lots 128 Fitzgibbon Chase	CRO004 DA 02.03 Issue A	22.08.2012
Plan of Development for Crown Property Pty Ltd Lots 128 Fitzgibbon Chase	CRO004 DA 02.02 Issue D	20.09.2012

CONDITION		TIMING
1.	Carry out the approved development Carry out and complete the development generally in accordance with the approved plan/s, drawing/s and document/s and the conditions contained in this approval.	Prior to survey plan endorsement
2.	Water Supply Connection a) Construct a water service and water meter connection point to all proposed lots in accordance with <i>WSA 03-2002 Water Supply Code of Australia V2.3</i> and to <i>Queensland Urban Utilities Standards</i> . b) Upon completion prepare and provide to the ULDA "As Constructed" plans including an asset register, checked and certified by a Registered Professional Engineer Queensland (RPEQ-Civil) that the works have been completed in accordance with part (a) of this condition.	a) Prior to survey plan endorsement b) Prior to survey plan endorsement
3.	Sewerage Reticulation a) Construct 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</i> standard. b) Upon completion of the works prepare and submit to the ULDA "As Constructed" plans including an asset register checked and certified by a Registered Professional Engineer Queensland (RPEQ) that the works have been completed in accordance with part (a) of this condition.	a) Prior to survey plan endorsement b) Prior to survey plan endorsement
4.	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

CONDITION		TIMING
5.	Stormwater system Construct the internal stormwater lines to the existing underground system or discharge to kerb and gutter generally in accordance with Brisbane City Council <i>Subdivision and Development Guidelines</i> .	Prior to survey plan endorsement
6.	Easements over infrastructure – water supply, sewerage Where public utilities are located on private land, public utility easements must be provided in favour of the Queensland Urban Utilities. The terms of the easements must be to the satisfaction of the Chief Executive Officer.	Prior to survey plan endorsement
7.	Alteration to Existing Stormwater Gully Pit a) Submit to the ULDA engineering design plans detailing the alteration of the existing stormwater gully to enable a driveway access, checked and certified by a Registered Professional Engineer of Queensland (RPEQ). b) Construct the altered stormwater gully pit in accordance with the submitted plans required in part (a) of this condition. Submit to the ULDA 'As-Constructed' drawings and asset register verified and signed by a RPEQ confirming all works have been completed in accordance with the plans.	a) Prior to commencement of site works b) Prior to survey plan endorsement
8.	Easements over Infrastructure Where public utilities are located on private land, public utility easements must be provided in favour of the Queensland Urban Utilities. The terms of the easements must be to the satisfaction of the Chief Executive Officer.	Prior to survey plan endorsement
9.	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
10.	Soil Erosion and Sediment Control Instigate and maintain all necessary soil and erosion control measures in accordance with Brisbane City Council's Erosion and Sediment Control Standard (Version 9 or later).	Prior to commencement of work and at all times during works on site
11.	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
12.	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

CONDITION		TIMING									
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) from 1 July 2012. The current applicable charge is: <table border="1"> <thead> <tr> <th colspan="3">Per Dwelling Unit</th></tr> <tr> <th>Small (0-60m² GFA)</th><th>Medium (60m²-100m² GFA)</th><th>Large (+100m² GFA)</th></tr> </thead> <tbody> <tr> <td>\$8,206*</td><td>\$11,445*</td><td>\$18,840*</td></tr> </tbody> </table> * Charge will be adjusted each July in accordance with the 3 year rolling average of the Road and Bridge Construction Queensland Index	Per Dwelling Unit			Small (0-60m ² GFA)	Medium (60m ² -100m ² GFA)	Large (+100m ² GFA)	\$8,206*	\$11,445*	\$18,840*	Prior to survey plan endorsement
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ADVICE

Please note that in order to lawfully undertake development, it may be necessary to obtain approvals other than this UDA development approval, some specific advices are outlined below. Other advices may include other approvals under the *Urban Land Development Authority Act 2007* as well as the *Sustainable Planning Act 2009* (e.g. for building work), the *Plumbing and Drainage Act 2002* and the *Commonwealth Environmental Protection and Biodiversity Act 1999*. Carrying out development may also be subject to 'duty of care' legislation such as the *Aboriginal Cultural Heritage Act 2003*. For advice on other approvals that may be necessary in relation to your proposal, please seek professional advice.

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) Sundays or public holidays, at any time; or
- (b) Saturdays or business days, 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 ****