

UDA Decision Notice

Site Address	36 and 42 Hinchinbrook Av, Fitzgibbon
Real property description	Lot 111 on Lot 112 on SP234612
Type of application	UDA development approval subject to conditions
Description of development	Reconfiguring of Lot
Description of Proposal	Subdivision of 2 lots into 7 residential lots
ULDA reference number	DEV2012/227
Decision date	13/07/2012
Currency period	2 years from Decision date

Approved Drawings or Documents	Number	Plan or Document Date
Proposed Subdivision Layout cancelling Lots 111 & 112 on RPS Plan Ref. 22743-71L, prepared by RPS	22743-208	18 April 2012
Plan of Development cancelling Lots 111 & 112 on RPS Plan Ref. 22743-71L, prepared by RPS	22743-209	18 April 2012

PROJECT TEAM

Brianna Fyffe Planner Development Assessment Urban Land Development Authority	Patrick Chin Principal Engineer – Compliance 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 survey plan endorsement
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 survey plan endorsement
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
4.	Small Lot House Designs (< 250m²) a. Submit to the ULDA's Manager – Development Assessment for compliance endorsement, house plans for lots less than 250m ² . b. Construct and maintain the Houses on lots less than 250m ² , in accordance with part (a) of this condition and to include the following: ▪ All second storey side windows are to have fixed, external privacy screens or fixed opaque glazing at a sill height less than 1.5 metres above floor level on the side elevations of the buildings ▪ Any proposed fencing along the street alignment to be a maximum 1.2 metres in height and constructed of a semi-transparent material	Prior to approval of building works

CONDITION	TIMING
▪ Where adjoining a residential boundary, erect a screen fence along the rear and backside elevations. Unless an alternative design for the fence is agreed to with the owner of adjoining land, the screen fence is to be 1.8 metres in height and constructed from timber. ▪ Balustrades are to be 50% visually permeable ▪ Landscaping at the front of each lot/ dwelling is to be provided at a minimum depth of 500mm ▪ West facing windows to be provided with adequate sun shading	
5. Construction Management Plan a. Submit to the ULDA's Principal Engineer – Development Assessment a site based construction management plan that will include 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 ▪ 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 and ▪ provision for the protection of the adjacent protected bushland during construction activities. 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.	a) Prior to commencement of site works for the relevant stage of the subdivision b) At all times during site works
6. Acoustic treatment Advise purchasers in writing prior to signing contract of sale, that acoustic treatment to buildings may be required to ensure the building complies with internal noise criteria of L_{Amax} 50dB(A) with building treatments determined by <i>AS3671:1989 Road Traffic Noise Intrusion – Building Siting and Construction</i> and in accordance with TTM Acoustics' <i>Preliminary Environmental Noise Impact Assessment</i> number 25850 R07 dated 6 November 2009	As indicated
7. 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 and to 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.	Prior to survey plan endorsement Prior to survey plan endorsement

CONDITION		TIMING
8.	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
9.	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
10.	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
11.	Sewerage reticulation a) Construct a sewer connection point to all proposed lots in accordance with WSA 02-2002 <i>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.	Prior to survey plan endorsement Prior to survey plan endorsement
12.	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
13.	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 and at all times during works on site
14.	Electricity Submit to the ULDA's Principal Engineer – Development Assessment 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

CONDITION		TIMING									
16.	Infrastructure Contributions Pay to the Urban Land Development Authority a monetary contribution towards the cost of the provision of essential infrastructure. The total contribution will be calculated in accordance with the ULDA's <i>Interim Infrastructure Framework</i> (The Framework). The current applicable charge is per dwelling unit: <table><tr><th colspan="3">Per Dwelling Unit</th></tr><tr><th>Small (0-60m² GFA)</th><th>Small (60m²-100m² GFA)</th><th>Small (+100m² GFA)</th></tr><tr><td>\$7,890</td><td>\$11,010</td><td>\$18,120</td></tr></table> Minus any credit where evidence is provided that contributions have already been paid. The Framework specifies that the 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)	Small (60m ² -100m ² GFA)	Small (+100m ² GFA)	\$7,890	\$11,010	\$18,120	Prior to survey plan endorsement
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STANDARD 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.

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).

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 ****