

ULDA Decision Notice

Site Address	Lot 823 Merimbula Cres, Fitzgibbon
Real property description	Lot 823 on SP242274
Type of approval	UDA development approval subject to conditions
Aspects of development	Reconfiguring a Lot
Description of proposal	Subdivision of 1 into 3 residential lots
ULDA reference number	DEV2012/222
Decision date	12 March 2012
Currency period	4 years from Decision date

Drawing or Document	Number	Plan or Document Date
Allotment Layout Plan	22743-204	14 December 2011
Plan of Development	22743-205	14 December 2011 Amended in Red on 7 Mar 2012
10m Villa prepared by degenhartSHEDD	Issue B	16 December 2011 Amended in Red on 6 Mar 2012
10m Villa by degenhartSHEDD	Issue B	16 December 2011 Amended in Red on 6 Mar 2012
10m Terrace by degenhartSHEDD	Issue A	19/12/11 Amended in Red on 6 Mar 2012
Preliminary Water Schematic Plan	SK04 Rev A	31 January 2012
Preliminary Sewer Schematic Plan	SK03 Rev A	31 January 2012
Preliminary Stormwater Schematic Plan.	SK02 Rev A	31 January 2012
Preliminary Environmental Noise Impact Assessment	25850 R07	6 November 2009

PROJECT TEAM

Matt Toon Principal Planner Development Assessment Urban Land Development Authority	David Elliott Principal Engineer Development Assessment Urban Land Development Authority
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CONDITIONS		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 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

CONDITIONS		TIMING
3	Landscaping a) Submit to the ULDA detailed Landscape Plans by a suitably qualified AILA landscape architect illustrating the extent of landscaping for each Lot. The plans should where relevant: ▪ include the location of existing street trees and verge landscaping treatments. If existing street trees are impacted by driveway locations a new street tree is to be provided in an agreed location. ▪ include an area of soft landscaping on each lot in the front setback. This may be to the front of blank walls or to provide privacy. ▪ ensure landscaping maintains visibility along pathways, driveways and to front entries ▪ include details and heights of fencing/walls to the street ▪ include species which are low maintenance and water-wise ▪ ensure species are selected taking into account the location of overhead or underground services ▪ indicate where one hose cock can be provided within each private open space where on ground level ▪ ensure turfed areas proposed are accessible externally by standard lawn mowing equipment and receive adequate sunlight ▪ identify opportunities for water infiltration on-site to be maximised on-site through landscaped areas and permeable paving where possible and ▪ ensure surface water for each Lot does not drain to adjoining lots. b) Construct the works in accordance with the approved Landscape Plans from part a) of this condition. 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.	a) Prior to survey plan endorsement b) As indicated c) As indicated
4	Acoustic treatment Advise purchasers in writing that acoustic treatment to buildings is 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
5	Driveway Crossovers Construct driveway crossovers for each lot in accordance with Brisbane City Council <i>Subdivision and Development Guidelines</i>.	Prior to survey plan endorsement

CONDITIONS		TIMING
6	Water Supply Connections a) Construct a water meter connection point to each lot generally in accordance with approved <i>Preliminary Water Schematic Plan No. SK04 Rev A</i> dated 31 January 2012 and certified by a Registered Professional Engineer Queensland (RPEQ) to Queensland Urban Utilities standards. b) Upon completion and certification of the works, 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 certified by a Registered Professional Engineer Queensland (RPEQ) that works have been completed in accordance with part (a) of this condition.	Prior to survey plan endorsement
7	Sewer Connections a) Construct a sewerage connection point to each lot generally in accordance with the approved <i>Preliminary Sewer Schematic Plan No. SK03 Rev A</i> dated 31 January 2012 and certified by a Registered Professional Engineer Queensland (RPEQ) to Queensland Urban Utilities standards. a) Upon completion of the works prepare and submit to the ULDA 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 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
8	Service, meter assembly & meter box Provide a water service, approved meter assembly and meter box to the boundary of all proposed lots in accordance with the <i>WSA 03-2002 Water Supply Code of Australia V2.3</i> and Queensland Urban Utilities standards.	Prior to survey plan endorsement
9	Stormwater Connections Construct stormwater connections to the kerb and gutter and the kerb outlet generally in accordance with approved <i>Preliminary Stormwater Schematic Plan No. SK02 Rev A</i> dated 31 January 2012 to Brisbane City Council <i>Subdivision and Development Guidelines</i>.	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 and at all times during works on site

CONDITIONS		TIMING									
11	Electricity Submit to the ULDA either written evidence: a) demonstrating that existing underground low-voltage electricity supply is available to the newly created lots or b) 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									
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 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 survey plan endorsement									
14	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 survey plan endorsement									
15	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 border="1"> <thead> <tr> <th colspan="3">Per Dwelling Unit</th></tr> </thead> <tbody> <tr> <td>Small (0-60m² GFA)</td><td>Small (60m²-100m² GFA)</td><td>Small (+100m² GFA)</td></tr> <tr> <td>\$7,890</td><td>\$11,010</td><td>\$18,120</td></tr> </tbody> </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 endorsement of survey plan
Per Dwelling Unit											
Small (0-60m ² GFA)	Small (60m ² -100m ² GFA)	Small (+100m ² GFA)									
\$7,890	\$11,010	\$18,120									

Noise and Dust Emissions

You are advised that all development involving the emission of noise and dust from building/construction activities requires that such emissions be in accordance with the requirements of the *Environmental Protection Act 1994*.

Pursuant to Division 3 Section 440R of the Act, 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 ****