

1 November 2012

ULDA Ref. No: DEV2012/355

ULDA
C/- Wolter Consulting Group
PO Box 436
NEW FARM QLD 4005

Attention Mia Hickey

Dear Mia

RE: SECTION 59(1)(a) UDA DEVELOPMENT APPROVAL FOR AN UDA DEVELOPMENT APPLICATION FOR A UDA DEVELOPMENT PERMIT FOR A MATERIAL CHANGE OF USE FOR MULTIPLE RESIDENTIAL (7 DWELLINGS) AT 13 NOOSA STREET AND 14 MORETON STREET, FITZGIBBON DESCRIBED AS LOTS 206 AND 220 ON SP242308

On 30 October 2012 the ULDA approved the UDA development application pursuant to s. 55(4)(b) of the *Urban Land Development Authority Act 2007*. The Urban Land Development Authority (ULDA) has decided to grant all of the UDA development approval applied for subject to UDA development conditions set out in the attached UDA Development Approval Package.

The UDA development application and the decision notice can also be viewed in the ULDA Development Approvals Register via the ULDA website www.ulda.qld.gov.au.

Should you have any queries in relation to the decision notice, please do not hesitate to contact Brianna Fyffe on 07 3174 0206.

Yours sincerely



Beatriz Gomez
MANAGER – DEVELOPMENT ASSESSMENT

UDA Decision Notice – Approval

Site information		
Name of urban development area (UDA)	<i>Fitzgibbon</i>	
Site address	<i>13 Noosa Street and 14 Moreton Street, Fitzgibbon</i>	
Lot on plan description	Lot number	Lot description
	<i>Lot 206</i>	<i>SP 242308</i>
	<i>Lots 220</i>	<i>SP 242308</i>
UDA development application details		
ULDA reference number	DEV2012/355	
Lodgement date	<i>3 September 2012</i>	
Type of application	☐ New development involving:- ☒ Material change of use ☐ Preliminary approval ☒ Development permit ☐ Reconfiguring a lot ☐ Preliminary approval ☐ Development permit ☐ Operational work ☐ Preliminary approval ☐ Development permit ☐ Changing a UDA development approval ☐ Extending the currency period of a UDA approval	
Description of proposal applied for	<i>Development permit for MCU for Multiple Dwellings (7 Residential Units)</i>	

UDA development approval details

Decision of the ULDA [delete other than the applicable decision]	The ULDA has decided to grant all of the UDA development approval applied for, subject to UDA development conditions forming part of this decision notice
Decision date	30 October 2012
Currency period	4 Years

Plans and specification

The plans and specifications approved by the ULDA and referred to in the UDA development conditions concerning the UDA development approval are detailed below.

Approved plans, reports and specifications		Number (if applicable)	Date (if applicable)
1.	0206 Site Plans	ULD039 DA, Issue G	17.10.2012, Amended in Red 26.10.2012
2.	0206 Floor Plans	ULD039 DA, Issue G	17.10.2012
3.	0206 Elevations	ULD039 DA, Issue G	17.10.2012, Amended in Red 26.10.2012
4.	0220 Site Plans	ULD039 DA, Issue H	23.10.2012, Amended in Red 26.10.2012
5.	0220 Floor Plans	ULD039 DA, Issue H	23.10.2012
6.	0220 Elevations	ULD039 DA, Issue H	23.10.2012, Amended in Red 26.10.2012

UDA Development Conditions

1.	Carry out the approved development Carry out the development generally in accordance with the approved plan/s. drawing/s and document/s.	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 commencement of use
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.	Approval of 'As Constructed' Accessible Unit Design Submit written confirmation to the ULDA's Manager – Development Assessment that the development has constructed three (3) accessible units provided in accordance with the following stamped approved plan: 0206 Site Plan, ULD039 DA Issue G, dated 17.10.2012,	Prior to approval for building works

	Amended in Red 26.10.2012; and 0220 Site Plan, ULD039 DA Issue H, dated 23.10.2012, Amended in Red 26.10.2012.	
5.	Construction Management Plan a) Submit to the ULDA 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 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.	a) Prior to commencement of site works b) At all times during site works
6.	Landscaping and Street Works a) Submit for compliance assessment to the ULDA detailed Landscape Plans certified by a suitably qualified Landscape Architect or Landscape Contractor illustrating the extent of landscaping for each unit and the overall site interface with the streetscape. The plans must 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 and letterbox location - 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	a) Prior to commencement of landscape works

	▪ 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 ▪ ensure surface water for each courtyard/ hard stand area does not drain to adjoining lots. An overall site landscape plan should be provided which outlines areas of hard and soft external treatments and the interface with the streetscape. Individual dwelling/lot plans to be provided including species and typical details. 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 Landscape Architect or Landscape Contractor that the completed landscaping complies with this condition.	b) Prior to commencement of use c) Prior to commencement of use
7.	Vehicle Access a) Construct vehicle crossovers between the existing kerb & channel and the property boundary generally in accordance with the approved 0206 Site Plan, ULD039 DA Issue G, dated 17.10.2012, Amended in Red 26.10.2012, 0220 Site Plan, ULD039 DA Issue H, dated 23.10.2012, Amended in Red 26.10.2012 and Brisbane City Council's <i>Subdivision and Development Guidelines</i>. b) Submit to the ULDA certification from an Registered Professional Engineer Qld (RPEQ) that the works have been completed as required by the above conditions	a) Prior to commencement of use b) Prior to commencement of use
8.	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
9.	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
10.	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>	a) Prior to survey plan endorsement

	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.	b) Prior to survey plan endorsement
11.	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 commencement of use
12.	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 commencement of use
13.	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 commencement of use
14.	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 commencement of use
15.	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 commencement of use
16.	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 commencement of use
17.	Infrastructure Contributions Pay to the Urban Land Development Authority a monetary contribution towards the cost of the provision of essential infrastructure.	Prior to commencement of use or endorsement of Community Management

The contribution has been calculated in accordance with the ULDA's *Interim Infrastructure Framework* (The Framework). 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:

7 Medium units (60-100m ² GFA)	\$11,445/unit	\$80,115.00
Credit	2 x \$ 17,992	-\$35,984.00
Total		\$44,131.00*

** Charge will be adjusted each July in accordance with the 5 year rolling average of the Road and Bridge Construction Queensland Index*

Statement, whichever is first

Document Name	Current Version	Date	Author	Amendment
Section 59(1)(a) Notice of decision to applicant	Version 2	5 September 2012		