

UDA Decision Notice

Site Address	13 Noosa Street and 14 Moreton Street, Fitzgibbon
Real property description	Lots 206 & 220 on SP242308
Type of application	UDA development permit, subject to conditions
Description of development	Material Change of Use
Description of Proposal	Multiple Residential (7 dwellings)
ULDA reference number	DEV2012/355
Decision date	30 October 2012
Currency period	4 years from Decision date

Approved Drawings or Documents	Number	Plan or Document Date
0206 Site Plans	ULD039 DA, Issue G	17.10.2012, Amended in Red 26.10.2012
0206 Floor Plans	ULD039 DA, Issue G	17.10.2012
0206 Elevations	ULD039 DA, Issue G	17.10.2012, Amended in Red 26.10.2012
0220 Site Plans	ULD039 DA, Issue H	23.10.2012, Amended in Red 26.10.2012
0220 Floor Plans	ULD039 DA, Issue H	23.10.2012
0220 Elevations	ULD039 DA, Issue H	23.10.2012, Amended in Red 26.10.2012

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.	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:	Prior to approval for building works

CONDITION	TIMING
0206 Site Plan, ULD039 DA Issue G, dated 17.10.2012, 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 - 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	a) Prior to commencement of landscape works

CONDITION	TIMING
▪ 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 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.	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 and Queensland Urban Utilities standard</i>. 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
11. Stormwater system Construct the internal stormwater lines to the existing underground system or	Prior to

CONDITION		TIMING									
	discharge to kerb and gutter generally in accordance with Brisbane City Council <i>Subdivision and Development Guidelines</i> .	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. The contribution has been calculated in accordance with the ULDA's <i>Interim Infrastructure Framework</i> (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: <table border="1" data-bbox="292 1771 1110 1892"> <tr> <td>7 Medium units (60-100m² GFA)</td><td>\$11,445/unit</td><td>\$80,115.00</td></tr> <tr> <td>Credit</td><td>2 x \$ 17,992</td><td>-\$35,984.00</td></tr> <tr> <td>Total</td><td></td><td>\$44,131.00*</td></tr> </table> * Charge will be adjusted each July in accordance with the 5 year rolling average of the Road and Bridge Construction Queensland Index	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*	Prior to commencement of use or endorsement of Community Management Statement, whichever is first
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*									

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) – Nominated Assessing Authority

For any conditions in this package that require the consideration of Brisbane City Council, 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). No costs will be incurred by the ULDA or BCC.

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 ****