

ULDA Decision Notice

Site Address	Roghan Rd and Kondalilla Place, Fitzgibbon
Real property description	Lots 133 to 141 on SP234612
Type of development	UDA development approval subject to conditions
Aspects of Development	Material Change of Use
Description of Proposal	36 Multiple Residential dwellings Lots 133 to 136 – 15 units Lots 137 to 141 – 21 units
ULDA reference number	DEV2011/165
Decision date	18 November 2011
Currency period	4 years from Decision date

Drawings or Documents	Number	Plan or Document Date
Site & Landscape Plan Albida Apartments Complex 1	TPFC30082011 Sheet 1 of 4	20/09/2011 (Amended in Red 1 Nov 2011)
Ground Floor and First Floor Plan Albida Apartments Complex 1	TPFC300811 Sheet 2 of 4	20/09/2011 (Amended in Red 1 Nov 2011)
Elevations and Sections Albida Apartments Complex 1	TPFC30082011 Sheet 3 of 4	20/09/2011 (Amended in Red 1 Nov 2011)
Site & Landscape Plan Albida Apartments Complex 2	TPFC30082011 Sheet 1 of 4	20/09/2011 (Amended in Red 1 Nov 2011)
Ground Floor and First Floor Plan Albida Apartments Complex 2	TPFC300811 Sheet 2 of 4	20/09/2011 (Amended in Red 1 Nov 2011)
Elevations and Sections Albida Apartments Complex 2	TPFC30082011 Sheet 3 of 4	20/09/2011 (Amended in Red 1 Nov 2011)
Road 4 Parking Bays by ETS.	SK04	September 2011

PROJECT TEAM

Matt Toon Principal Planner - Development Assessment Urban Land Development Authority	David Elliott Principal Engineer Development Assessment Urban Land Development Authority	Steve Conner Director - Planning 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 commencement of use
2	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

CONDITION		TIMING
3	Privacy screening a) Submit to the ULDA for approval further details of privacy screening as indicated on approved Elevations and Sections Albida Apartments Complex 1 drawing number TPFC30082011 Sheet 3 of 4 dated 20/09/2011 Amended in Red on 1 Nov 2011 and Elevations and Sections Albida Apartments Complex 2 drawing number TPFC30082011 Sheet 3 of 4 dated 20/09/2011 Amended in Red on 1 Nov 2011. The privacy screens can be either fixed screens no less than 50% transparent and/or opaque glass. b) Implement the privacy screens as approved by the ULDA in accordance with part a) of this condition.	a) Prior to approval for Building Works b) Prior to the commencement of use and to be maintained
4	Outdoor Lighting a) Outdoor lighting adjacent to Roghan Road is to comply with <i>AS4282:1997 Control of the Obtrusive Effects of Outdoor Lighting</i> to reduce light spill into the adjacent bushland area. b) Install outdoor lighting at each front door entry in laneways in accordance with <i>AS/NZS1158.3.1, 1999 Pedestrian Area (Category P3) Lighting</i>.	Prior to commencement of use and to be maintained
5	Accessible unit design Submit written confirmation to the ULDA's Manager – Development Assessment that units 3 & 20 in Complex 1 and units 2 & 15 in Complex 2 have been constructed as accessible units in accordance with the ULDA <i>Accessible Housing Guideline</i> and approved Ground Floor and First Floor Plan Albida Apartments Complex 1 plan no. TPFC300811 Sheet 2 of 4 dated 20/09/2011 and Ground Floor and First Floor Plan Albida Apartments Complex 2 plan no. TPFC300811 Sheet 2 of 4 dated 20/09/2011.	Prior to commencement of use
6	Complete all Operational and Building Works Complete all operational and Building work associated with this development approval, including work required by any of the following conditions. Such work is to be carried out generally in accordance with the approved plans.	Prior to commencement of use
7	Construction Management Plan a) Submit to the Manager – Development Assessment 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	a) Prior to commencement of site works

CONDITION	TIMING
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.	b) At all times during site works
8 Landscaping a) Submit for approval by the Manager – Development Assessment detailed Landscape Plans by a suitably qualified AILA landscape architect illustrating the extent of landscaping for each unit and the overall site interface with the streetscape. This 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 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.	a) Prior to commencement of landscape works

CONDITION		TIMING
	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.	b) Prior to commencement of use c) Prior to commencement of use
9	Vehicle Access a) Construct vehicle crossovers to each dwelling generally in accordance with the approved Site & Landscape Plan Albida Apartments Complex 1 drawing no. TPFC30082011 Sheet 1 of 4 dated 20/09/2011 and Site & Landscape Plan Albida Apartments Complex 2 drawing no. TPFC30082011 Sheet 1 of 4 dated 20/09/2011 and Brisbane City Council's Subdivision and Development Guidelines. b) Garages are to be constructed with a minimum opening of 2.85m. c) Submit to the ULDA certification from an Registered Professional Engineer Qld (RPEQ) that the works have been completed as required by part a) of this condition.	a) Prior to commencement of use b) Prior to commencement of use c) Prior to commencement of use
10	Visitor parking a) Submit for compliance endorsement by the ULDA, plans for 5 vehicle parking bays in Kondalilla Place, with minimum dimensions of 6.5m x 2.1m prepared and certified by a Registered Professional Engineer of Queensland (RPEQ) generally in accordance with the approved Road 4 Parking Bays number SK04 dated September 2011 by ETS. b) Construct the 5 vehicle parking bays in accordance with the compliance endorsed plans from part a) of this condition. c) Submit to the ULDA, 'as constructed' plans, prepared and certified by a RPEQ, demonstrating the 5 vehicle parking bays have been constructed in accordance with compliance endorsed plans from part a) of this condition.	Prior to commencement of use
11	Erosion & Sediment Control a) Submit to the ULDA an Erosion and Sediment Control (ESC) Plan in accordance with Brisbane City Council's Erosion and Sediment Control Standard (Version 9 or later). Plan is to be certified by Registered Professional Engineer Qld (RPEQ-Civil) or Certified Professional in Erosion and Sediment Control (CPESC). b) Implement the Erosion and Sediment Control Plan on site	a) Prior to commencement of work b) During construction works

CONDITION		TIMING
12	Stormwater Drainage Connect each dwelling to the existing stormwater network in accordance with Brisbane City Council's <i>Subdivision and Development Guidelines</i> .	Prior to commencement of use
13	Water Connections Connect each dwelling to the existing reticulated water supply in accordance with Queensland Urban Utilities standards.	Prior to commencement of use
14	Sewer Connections Connect each dwelling to the existing reticulated sewerage system in accordance with Queensland Urban Utilities standards.	Prior to commencement of use
15	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
16	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 drainage lines) that may occur during any works carried out in association with the approved development.	Prior to the commencement of the use
17	Electricity Submit to the Manager – Development Assessment of the ULDA either: ▪ written evidence demonstrating that existing underground low-voltage electricity supply is available to each dwelling; or ▪ written evidence 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 site works
18	Telecommunications Enter into an agreement with a telecommunication carrier to provide underground telecommunication services to each new dwelling within and adjacent to the proposed development in accordance with Brisbane City Council's <i>Subdivision and Development Guidelines</i> .	Prior to commencement of site works
19	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.

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	The contribution has been calculated in accordance with the ULDA's <i>Interim Infrastructure Framework</i> (The Framework) which will apply for all development approvals issued prior to 31 December 2011. 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. The current applicable charge is: <table><tr><td>Complex 1</td><td></td><td></td></tr><tr><td>Medium 60-100m² GFA x 19</td><td>\$11,010</td><td>\$209,190</td></tr><tr><td>Large +100m² GFA x 2</td><td>\$18,120</td><td>\$36,240</td></tr><tr><td>Minus credit for 5 existing lots being the largest relevant units</td><td>\$18,120 x 2 + \$11,010 x 3</td><td>-\$69,270</td></tr><tr><td>Total Complex 1 Infrastructure Charge</td><td></td><td>\$176,160</td></tr><tr><td>Complex 2</td><td></td><td></td></tr><tr><td>Medium 60-100m² GFA x 14</td><td>\$11,010</td><td>\$154,140</td></tr><tr><td>Large +100m² GFA x 1</td><td>\$18,120</td><td>\$18,120</td></tr><tr><td>Minus credit for 4 existing lots being the largest relevant units</td><td>\$18,120 x 1 + \$11,010 x 3</td><td>-\$51,150</td></tr><tr><td>Total Complex 2 Infrastructure Charge</td><td></td><td>\$121,110</td></tr><tr><td>Total Infrastructure Charge</td><td></td><td>\$297,270.00*</td></tr></table> <i>* Charge will be adjusted each July in accordance with the 3 year rolling average of the Road and Bridge Construction Queensland Index</i>	Complex 1			Medium 60-100m ² GFA x 19	\$11,010	\$209,190	Large +100m ² GFA x 2	\$18,120	\$36,240	Minus credit for 5 existing lots being the largest relevant units	\$18,120 x 2 + \$11,010 x 3	-\$69,270	Total Complex 1 Infrastructure Charge		\$176,160	Complex 2			Medium 60-100m ² GFA x 14	\$11,010	\$154,140	Large +100m ² GFA x 1	\$18,120	\$18,120	Minus credit for 4 existing lots being the largest relevant units	\$18,120 x 1 + \$11,010 x 3	-\$51,150	Total Complex 2 Infrastructure Charge		\$121,110	Total Infrastructure Charge		\$297,270.00*	
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20	Community Title A copy of any Community Management Statement shall be lodged with the survey plan at the time of the lodgement of survey plan for endorsement by the ULDA.	Prior to commencement of use																																	

STANDARD ADVICE

UDA Development Approval

This UDA Development Approval does not include assessment against the following:

- Building Code of Australia and does not permit building work to occur. Prior to the commencement of any building work, a Development Permit under the *Sustainable Planning Act 2009* for Carrying out Building Work will be required.
- *Plumbing and Drainage Act 2002*. Prior to commencement of any building work a Compliance Permit will be required from the Brisbane City Council.

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).

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-

- (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 ****