

ULDA Decision Notice

Site Address	Macarthur Avenue and Curtin Avenue West, Eagle Farm
Real property description	Lots 2 and 12 on SP195300, Lots 5, 98,99 and 879 on SP205057, Lot 32 on SP104130, Lot 8 on SP205144 and Lot 10 on SP214221
Type of development	Reconfiguration of a Lot with a Sub-Precinct Plan
Description of Proposal	Reconfiguration of three (3) lots to nine (9) with a sub-precinct plan, partial road closure and two (2) park areas
ULDA reference number	DEV2011/157
Decision date	26 March 2012
Currency period	2 years from the Decision Date

Drawings or Documents	Number	Plan or Document Date
Proposed Reconfiguration Plan (Portside East – Sub Precinct 8a)	S.6782-004-D	24 February 2012
Northshore Hamilton UDA – Precinct Plan for Sub-precinct 8a	Revision 06	August 2011
Memo – Parsons Brinckherhoff Australia Pty Ltd	2132410A-MEM-001-A-sj	02 August 2011

PROJECT TEAM

Dou Ribu Senior Planner Development Assessment Urban Land Development Authority	Con de Groot Principal Engineer Development Assessment Urban Land Development Authority
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CONDITIONS OF APPROVAL

RECONFIGURING A LOT (Reconfiguration of 1 into 7 lots)

CONDITION		TIMING
1	Carry out the approved development Carry out the development generally in accordance with the approved plans/drawings and documents.	Prior to survey plan endorsement
2	Transport Strategy a) Submit to the ULDA for endorsement a survey plan that incorporates "Road Link D" as illustrated on Map 7 of the Northshore Hamilton Urban Development Area Development Scheme and Figure 1 of the endorsed Parsons Brinckerhoff memo dated 02 August 2011 ref 2132410A-MEM-001-A-sj; OR b) Provide an amended and endorsed transport strategy prepared by a suitably qualified traffic engineer that confirms acceptable alternate routes to "Road Link D". This strategy must confirm that "Road Link D" is not required. <i>Note – "Road Link D" traverses Lot 802 on Proposed Reconfiguration Plan – Portside East – Sub-Precinct 8a dated 24 February 2012 dwg. S.6782-004-D</i>	Prior to survey plan endorsement

CONDITION		TIMING
3	Acid Sulphate a) If Acid Sulphate Soils are found on the site, submit to the ULDA an Acid Sulphate Soils Management Plan (ASSMP), prepared and certified by a suitably qualified and experienced professional. The ASSMP shall be reviewed and approved by the principal consultant overseeing and certifying the construction works. b) Excavation and removal of Acid Sulphate Soils will be undertaken in accordance with the ASSMP.	a) Prior to survey plan endorsement b) Prior to survey plan endorsement

STANDARD ADVICE

Road Closure

Obtain the appropriate approval/s for the part road closure of Curtin Avenue West as illustrated on the stamped approved Plan to facilitate the required road realignment.

Mangrove/Waterway Setbacks

All future MCU applications will be required to submit an ecology and/or environmental impact report certified by a qualified Ecologist to determine the appropriate development setbacks to the mangrove and waterway.

Mangrove Buffer

Future access along and to the mangrove/drainage channel will require a development approval for a reconfiguration of a lot.

Stormwater

All future MCU applications must prepare a Stormwater Management Plan in accordance with the Water Quality Objectives outlined in *South East Queensland 2009–2031 Regional Plan Implementation Guideline No. 7: Water sensitive urban design—design objectives for urban stormwater management*.

Lighting

All lighting proposed in or adjacent to the mangrove/drainage channel will be in accordance with Australian Standard AS4282-1997.

Air Quality

All future MCU applications must submit an air quality assessment report to be in accordance with section 3.9 Sustainability and the Environment of the Northshore Hamilton Urban Development Area Development Scheme and the amended air quality buffer zone identified in the draft "Air Quality Assessment, Northshore Hamilton – Additional Advice, Tasks 2 and 3" prepared by Air Noise Environment Pty Ltd dated 22 July 2011.

Brisbane City Council (BCC) or Queensland Urban Utilities (QUU) Endorsement

For any conditions in this package that require the consideration of BCC or QUU, relevant forms, plans and/or reports and relevant fees will need to be submitted to the nominated entity as specified within the condition/s. The applicable entity will issue a response in the manner required by the condition/s once those are satisfied.

Dial Before You Dig

'Dial Before You Dig' enquiries are the responsibility of the developer. IRC and ULDA accept no responsibility for any issue arising from damage of services or conflicts between services.

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.

Contaminated Soils

Any contaminated materials or soils encountered during site works are to be handled, stored and disposed of in accordance with an approved disposal permit issued by the Environmental Protection Agency. A person must not dispose of contaminated soil or a hazardous substance at a place other than at a place approved by the disposal permit.

Advertising Signs

Brisbane City Council is responsible for administering the Local Law that regulates how, where and what kind of advertising signs can be displayed outdoors in Brisbane. For further information, please contact BCC Licence & Compliance on 3403 8888.

Equitable Access

Ensure that there is equitable access for disabled persons to and within the site in accordance with the Queensland Anti-Discrimination Act 1991, the Federal Disability Discrimination Act 1982 and Australian Standard AS1428 Parts 1-4 Australian Standard for Access and Mobility.

You are notified of your responsibility to ensure that access is appropriately designed and constructed for all users as required by relevant legislation and standards. Compliance with these requirements is the sole responsibility of the owner/builder/developer of the proposal.

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 ****