

UDA Decision Notice

Site Address	20 Merimbula Crs, Fitzgibbon
Real property description	Lot 4001 on SP242308
Type of approval	UDA development permit subject to conditions
Aspects of development	Reconfiguring a Lot
Description of proposal	Subdivision of 1 into 185 residential lots plus new park and neighbourhood centre lot, balance lot and road with a plan of development
ULDA reference number	DEV2012/239
Decision date	5 July 2012
Currency period	4 years from Decision date

Drawing or Document	Number	Plan or Document Date
Plan of Reconfiguration – Area C prepared by Wolter Consulting	PL1336/C-03-H Sheet 1 /5	13-03-2012
Plan of Reconfiguration – Area C prepared by Wolter Consulting	PL1336/C-03-H Sheet 2 /5	13-03-2012
Plan of Reconfiguration – Area C prepared by Wolter Consulting	PL1336/C-03-H Sheet 3 /5	13-03-2012
Plan of Reconfiguration – Area C prepared by Wolter Consulting	PL1336/C-03-H Sheet 4 /5	13-03-2012
Plan of Reconfiguration – Area C prepared by Wolter Consulting	PL1336/C-03-H Sheet 5 /5	13-03-2012
Plan of Development – Area C2 prepared by Degenhart Shedd	ULD032 DA 02.02 ISSUE Q	20/06/2012 (Amended in Red 22 JUN 20012)
Dwelling Footprint Plan prepared by Degenhart Shedd	ULD032 DA 02.03 ISSUE Q	20/06/2012
Carselgrove Ave Views prepared by Degenhart Shedd	ULD032 DA 00.01 ISSUE Q	20/06/2012
Landscape Concept Plan prepared by Place	SK-01 Rev D	08/06/2012
Preliminary Roadworks Layout Plan prepared by ETS Group	SK01 Rev F	20/06/12 (Received 21 June 2012)
Preliminary Stormwater Schematic prepared by ETS Group	SK02 Rev D	20/06/12 (Received 21 June 2012)
Preliminary Sewer Schematic prepared by ETS Group	SK03 Rev C	20/06/12 (Received 21 June 2012)
Preliminary Water Schematic prepared by ETS Group	SK04 Rev C	20/06/12 (Received 21 June 2012)
WRM Water and Environment Review of Bulk Earthworks for areas C, E, F & G letter	0541-02-I	15 April 2010
Impact Assessment of Revised Full Development Footprint & Flood Mitigation Infrastructure report by WRM Water + Environment	0541-02-G	1 March 2010
Assessment of the Proposed Water Servicing Plan of the Fitzgibbon Urban	Rev No. 1	17 March 2010

Development Areas B, C, E1, E2, F & G by Queensland Urban Utilities (QUU)		
Sewer Servicing Plan Fitzgibbon Urban Development Area	Figure 5 – Sewer layout plan	January 2009
TTM Proposed Fitzgibbon Chase – “Areas B, C, E and G” Preliminary Environmental Noise Impact Assessment	25850 R08	6 th November 2009

PROJECT TEAM

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

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 for the relevant stage
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 for the relevant stage
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	Relocate transformer and close road Once the transformer has been removed from within the 24m ² (4.8m x 5m) area of road reserve adjacent to proposed lot 3215 as shown on approved Plan of Reconfiguration Area C ref no.PL1336/C-03-H Sheet 4 of 5 dated 01-03-2012 the area of road is to be closed and amalgamated with proposed Lot 3215.	Prior to survey plan endorsement for the relevant stage

CONDITIONS	TIMING
5 Submit house plans Submit to the ULDA a site plan and all elevations of proposed houses certified by a qualified architect on proposed lots 3085 to 3269 inclusive that they are generally in accordance with approved: • Dwelling Footprint Plan prepared by Degenhart Shedd no. ULD032 DA 02.03 Issue Q dated 20/06/2012 • Plan of Development – Area C2 prepared by Degenhart Shedd no. ULD032 DA 02.02 ISSUE Q dated 20/06/2012 (Amended in Red 22 JUN 20012) and where relevant • Carselgrove Ave Views prepared by Degenhart Shedd no. ULD032 DA 00.01 ISSUE Q dated 20/06/2012. Plans are to also ensure: a) All second storey side windows are to have fixed, external privacy screens or fixed opaque glazing at a sill height less than 1.5 metres above floor level on the side elevations of the buildings b) Any proposed fencing along the street alignment to be a maximum 1.2 metres in height and constructed of a semi-transparent material c) Where adjoining a residential boundary, erect a screen fence along the rear and backside elevations. Unless an alternative design for the fence is agreed to with the owner of adjoining land, the screen fence is to be 1.8 metres in height and constructed from timber. d) Balustrades are to be 50% visually permeable e) Landscaping at the front of each lot/ dwelling is to be provided at a minimum depth of 500mm and f) West facing windows to be provided with adequate sun shading.	Prior to approval of building works
6 Water a) Submit to the ULDA Principal Engineer detailed engineering drawings certified by a Registered Professional Engineer of Queensland (RPEQ) generally in accordance with the approved: • Assessment of the Proposed Water Servicing Plan of the Fitzgibbon Urban Development Areas B, C, E1, E2, F & G by Queensland Urban Utilities (QUU) rev no. 1 dated 17 March 2010 and • Preliminary Water Schematic Plan prepared by ETS Group number SK04 Rev C dated 20/06/12 (Received 21 Jun 2012). b) Construct the works in accordance with part a) of this condition c) Submit 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 parts a) and b) of this condition.	a) Prior to commencement of site works for the relevant stage b) Prior to survey plan endorsement of the relevant stage c) Prior to survey plan endorsement of the relevant stage
7 Service, meter assembly & meter box Provide a water service, approved meter assembly and meter box to the boundary of proposed Park (3400m2) in accordance with the WSA 03-2002 Water Supply Code of Australia V2.3.	Prior to survey plan endorsement of the relevant stage

CONDITIONS		TIMING
8	Sewerage a) Submit to the ULDA Principal Engineer detailed engineering plans certified by a Registered Professional Engineer Queensland (RPEQ) generally in accordance with - the approved Sewer Servicing Plan Fitzgibbon Urban Development Area Figure 5 – Sewer layout plan dated January 2009 and - WSA 02-2002 Sewerage Code of Australia V2.3.and - Preliminary Sewer Schematic Plan prepared by ETS Group SK03 Rev C dated 20/06/12 (Received 21 June 2012). b) Construct the works in accordance with part a) of this condition c) 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 constructed in accordance with the parts a) and b) of this condition.	a) Prior to commencement of site works for the relevant stage b) Prior to survey plan endorsement of the relevant stage c) Prior to survey plan endorsement of the relevant stage
9	Stormwater Management Submit to the ULDA Principal Engineer a detailed site based Stormwater Management Plan (SMP) certified by a Registered Professional Engineer of Queensland (RPEQ-Civil) in accordance with Brisbane City Council's <i>Subdivision and Development Guidelines</i> - Part C Site Based Stormwater Management Plan - Part B Infrastructure Elements and - Part C Water Quality Management Guidelines.	Prior to the commencement of site works for the relevant stage

Page 5 of 12

CONDITIONS		TIMING
12	Filling and Excavation a) Submit to the ULDA Principal Engineer an earthworks plan and cross sections, checked and certified by a Registered Professional Engineer of Queensland (RPEQ-Civil) generally in accordance with Brisbane City Council's <i>Filling and Excavation Code and Subdivision and Development Guidelines</i>. b) Submit to the ULDA Principal Engineer certification from a RPEQ specialising in geotechnical engineering stating that all constructed cut/fill batters and/or retaining structures have achieved adequate stability with a factor of safety greater than 1.5 and that all cut and fill operations have been carried out in accordance with AS3798 and any unsuitable material encountered has been treated or replaced with suitable replacement material and that finished fill levels have complied with part a) of this condition.	a) Prior to commencement of works for the relevant stage b) Prior to survey plan endorsement for the relevant stage
13	Soil Erosion and Sediment Control a) Submit to the ULDA Principal Engineer an Erosion and Sediment Control (E&SC) Program certified by a Registered Professional Engineer of Queensland (RPEQ) that the program complies with the Brisbane City Council's <i>Erosion and Sediment Control Standard (Version 9 or later)</i>. b) The E&SC program shall be monitored by a Registered Professional Engineer Queensland (RPEQ).	a) Prior to commencement of works for the relevant stage b) At all times during site works
14	Roadworks a) Submit to the ULDA Principal Engineer engineering drawings of all proposed road works checked and certified by a Registered Professional Engineer of Queensland (RPEQ-Civil) generally in accordance with the approved Preliminary Roadworks Layout Plan prepared by ETS Group SK01 Rev F dated 20 June 2012 (Received 21 June 2012) and <i>Brisbane City Council's Subdivision and Development Guidelines 2008</i>. On street parking shall be designed in accordance with AS2890:5 Parking Facilities-On Street Parking b) Construct the road works in accordance with part a) of this condition c) Upon completion of the works submit to the ULDA Principal Engineer "As Constructed" plans including an asset register certified by a Registered Professional Engineer Queensland (RPEQ-Civil) generally in accordance with parts a) and b) of this condition.	a) Prior to commencement of works for the relevant stage b) Prior to survey plan endorsement for the relevant stage c) Prior to survey plan endorsement for the relevant stage

CONDITIONS		TIMING
15	Integrated Streetscape Plan Submit to the ULDA for compliance endorsement an integrated streetscape plan indicating road kerb alignments, stormwater quality devices, on street parking areas, footpaths, stormwater, water and sewer mains and landscape treatments.	Prior to commencement of work for the relevant stage
16	Street Lighting Design and install a street lighting system (including connections and energising) to all roads and relevant laneways within and bounding the subdivision and to all footpaths/bikeways within road reserves associated with the subdivision. The design and construction of the street lighting system must: • be in accordance where relevant with Chapter 7 of Brisbane City Council's <i>Subdivision and Development Guidelines</i> and Drawings • meet the relevant requirements of the electricity supplier (where the supplier is Energex, this includes Energex's <i>Public Lighting Construction Manual</i>) • be acceptable to the electricity supplier as 'Rate 2 Public Lighting' (refer Energex's Rate 2 Public Lighting Design Parameters). • be designed and positioned to comply with AS 4282:1997 <i>Control of the Obtrusive Effects of Outdoor Lighting</i> and AS11583.1:2005 <i>Pedestrian area category P) lighting</i> to minimise the impact upon the fauna in the adjacent bushland areas.	Prior to survey plan endorsement for the relevant stage
17	Footpaths a) Design and construct footpaths in the locations shown on approved Dwelling Footprint Plan prepared by Degenhart Shedd rev no. ULD032 DA 02.03 ISSUE Q dated 20/06/2012 certified by a Registered Professional Engineer Queensland (RPEQ) generally in accordance with ULDA <i>Guideline No 6 - Streets & Movement Network</i>. b) Submit to the ULDA Principal Engineer "As Constructed" plans including an asset register certified by a Registered Professional Engineer Queensland (RPEQ-Civil) for works constructed in accordance with part a) of this condition	a) Prior to survey plan endorsement for the relevant stage b) Prior to survey plan endorsement for the relevant stage
18	Electricity Submit to the ULDA Principal Engineer either: a) written evidence demonstrating that existing underground low-voltage electricity supply is available to the newly created lots or b) 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 survey plan endorsement for the relevant stage

CONDITIONS		TIMING
19	Telecommunications a) 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>. b) Where new infrastructure is to be installed to bring telecommunications to the site, install infrastructure to accommodate NBN services in accordance with NBN Co Ltd 'New Developments: Deployment of the NBN Co Conduit and Pipe Network – Guidelines for Developers' (April 2011 or later) c) Install the infrastructure within the development to accommodate future Broadband services in accordance with Communications Alliance Ltd "National Broadband Network End User Premises Handbook" (August 2010 or later).	Prior to survey plan endorsement for the relevant stage
20	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 for the relevant stage
21	Acoustic Treatments a) Construct an acoustic barrier at least 2.4m high along the full length of the western site boundary of balance Lot 500 in accordance with the recommendations made in Part 7 of the approved report <i>TTM Proposed Fitzgibbon Chase "Areas B, C, E and G" - Preliminary Environmental Noise Impact Assessment No. 25850 R08</i> dated 6th November 2009. b) All potential purchasers of lots 3085 to 3124 shall be advised in writing that further acoustic assessment is required for future house plans as identified in the approved TTM Proposed Fitzgibbon Chase "Areas B, C, E and G" - Preliminary Environmental Noise Impact Assessment No. 25850 R08 dated 6th November 2009.	a) Prior to survey plan endorsement for the relevant stage b) As indicated

CONDITIONS	TIMING
22 Landscape Works in Park (Lot 900) and Dedication a) Submit to the ULDA for compliance endorsement a detailed Landscape Plan certified by a suitably qualified, preferably AILA registered, landscape architect for improvement works within the proposed Lot 900 park generally in accordance with the requirements detailed in <i>Brisbane City Plan 2000 - Planning Scheme Policy 1, Subdivision and Development Guidelines</i>, and current Australian Standards. b) Construct landscape works Construct the works in accordance with the endorsed plans from part a) of this condition. c) On Maintenance Provide 12 months maintenance to the parks, commencing on receipt of written confirmation from the ULDA that works are satisfactory. d) Off Maintenance Inspection On completion of the 12 months maintenance period, contact the ULDA, Principal Engineer to arrange an Off Maintenance inspection. e) Transfer and surrender to the Crown Transfer and surrender to the Crown as "park for public use" Lot 900 shown as Park on approved Plan of Reconfiguration Area C PL1336/C-03-H dated 13/03/12 Sheet 1 of 5 dated 13-03-2012.	a) Prior to commencement of works b) Prior to survey plan endorsement c) As indicated d) As indicated e) Prior to commencement of use

CONDITIONS	TIMING
23 Streetscape Works a) Submit to the ULDA for compliance endorsement detailed overall street landscape plans prepared by a suitably qualified, preferably AILA registered, landscape architect. The plans must include: i. trees to all street frontages at spacing's generally in accordance with the Brisbane City Council's <i>Subdivision and Development Guidelines</i>, or a minimum of one (1) tree per additional allotment, whichever is the greater and ii. all other proposed on-street landscape treatments. Street entry and transformer treatments shall be generally in accordance with the approved Landscape Concept Plan prepared by Place no. SK01 Rev D dated 08/06/12. b) Construct landscape works and install street trees in accordance with part a) of this condition. c) Provide 12 months maintenance to the street trees, commencing on receipt of written confirmation from the ULDA that planting is satisfactory. d) Obtain written confirmation from the ULDA Principal Engineer that the street trees have been maintained to a satisfactory standard.	a) Prior to commencement of works on site for the relevant stage b) Prior to survey plan endorsement for the relevant stage c) As indicated d) At the conclusion of the 12 months maintenance period for the relevant stage

CONDITIONS		TIMING
24	Construction Management Plan a) Submit to the ULDA a site based construction management plan that will include but not be limited to: • 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 <i>Erosion and Sediment Control Standard</i> (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 and • provision for the protection of the adjacent protected bushland during construction activities. 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 for the relevant stage b) At all times during site works
25	Pre-Construction Self Certification No work shall commence until the ULDA acknowledges in writing receipt of certification package(s) from the Project Coordinator in accordance with ULDA Certification Procedures Manual.	Prior to commencement of site works for the relevant stage
26	Post-Construction Self Certification Submit Post-Construction (Practical Completion) Certification, approved forms and "as Constructed" plans including an asset register, certified by a Registered Professional Engineer Queensland (RPEQ), that the plans are a true record of the works "as constructed" are in accordance with the approved plans.	Prior to the endorsement of survey plan for the relevant stage

CONDITIONS		TIMING									
27	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> <tr> <th>Small (0-60m² GFA)</th><th>Small (60m²-100m² GFA)</th><th>Small (+100m² GFA)</th></tr> </thead> <tbody> <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 for the relevant stage
Per Dwelling Unit											
Small (0-60m ² GFA)	Small (60m ² -100m ² GFA)	Small (+100m ² GFA)									
\$7,890	\$11,010	\$18,120									

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) 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 ****