

UDA Development Approval Package

Address of Site	480 & 574 Gregory Terrace, Bowen Hills
Real Property Description	Lot 703 on SP219238 and Lot 661 on SL1569
Urban Development Area (UDA)	Bowen Hills
Type of Approval	UDA Development Approval, Subject to Conditions
Aspects of Development	Reconfiguration of a Lot
Description of proposal	Boundary Realignment
Currency Period	2 years from Decision Date
ULDA Reference Number	DEV2010/128
Decision Date	22 July 2011

Approved plan/s, drawing/s and document/s	Number	Date
Development Reconfiguration Plan	S.6441-024-A	29 th March 2011

PROJECT TEAM

Peita McCulloch Senior Planner – Development Assessment Urban Land Development Authority	Con de Groot Principal Engineer – Development Assessment Urban Land Development Authority
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CONDITIONS		TIMING
General/ Planning Requirements		
1.	Carry out the Approved Development - ROL Carry out the development generally in accordance with the approved plan(s), drawing(s) and document(s). <i>Note:</i> <i>This development approval is for boundary realignment only and does not include approval for the demolition or relocation of any buildings, structures or services.</i> <i>This development approval may include the location of fences, retaining walls and/or external walls of buildings on the boundary of a lot. The approval does not constitute permission to enter neighbouring properties to carry out the construction of fences, retaining walls and/or external walls of buildings on the boundary of a lot. Permission must be obtained from relevant property owners.</i>	Prior to endorsement of survey plans
2.	Implement Endorsed Plans Complete the works in accordance with the endorsed engineering plans and in accordance with Council's "Subdivision and Development Guidelines".	Prior to endorsement of survey plans
3.	Complete all Operational Works Complete all operational work associated with this development approval, including work required by any of the following conditions. Such operational	Prior to endorsement of survey plans

CONDITIONS	TIMING
work is to be carried out generally in accordance with the approved plans, drawing(s), and/or documents or, if requiring a further approval from the Council, in accordance with the relevant approval(s).	
4. 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.	While site/operational works are occurring
5. Lodge Survey Plan Lodge the Endorsed Survey Plan with the Registrar of Titles, Department of Natural Resources	Within 6 months from plan sealing

STANDARD ADVICE

Cultural Heritage

Aboriginal cultural heritage is protected under the Aboriginal Cultural Heritage Act 2003. It is an offence for a person or corporation to damage or destroy cultural heritage. The duty of care provisions are outlined in Section 28 - Duty of Care Guidelines of the Aboriginal Cultural Heritage Act 2003. It is the responsibility of the person/corporation carrying out the development approval to follow these duty of care provisions in relation to protection of Aboriginal cultural heritage

Noise and Dust Emissions

You are advised that all development involving the emission of noise and dust from building/construction activities requires that such emissions be in accordance with the requirements of the *Environmental Protection Act 1994*.

Pursuant to Division 3 Section 440R of the Act, 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 ****