

UDA Development Approval Package

Site Address	3 Hinchinbrook Ave, Fitzgibbon
Real property description	Lot 47 on SP234611
Type of approval	Reconfiguring a Lot
Aspects of Development	Subdivision
Description of Proposal	1 residential lot into 2 residential lots of 440m ² and 320m ²
ULDA reference number	DEV2011/116
Decision date	10 May 2011
Currency period	4 years from Decision date

Approved Drawings or Documents	Number	Plan or Document Date
Proposed Subdivision cancelling Lot 47 on SP234611	22743-166 Rev B	24 FEB 2011
Plan of Development cancelling Lot 47 on SP234611	22743-167 Rev B	24 FEB 2011

PROJECT TEAM

Matt Toon Principal Planner - Development Assessment Urban Land Development Authority	Con de Groot Principal Engineer - 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.	Prior to survey plan endorsement
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
3	Service, meter assembly & meter box Provide a water service, approved meter assembly and meter box to the boundary of all proposed lots in accordance with the <i>WSA 03-2002 Water Supply Code of Australia V2.3</i> . Prepare and provide to the ULDA "As Constructed" plans detailing location of works	Prior to survey plan endorsement
4	Sewerage reticulation Construct sewer connection points for all proposed lots and provide to the ULDA 'As-Constructed' plans certified by a Registered Professional Engineer of Queensland (RPEQ) that works have been completed in accordance. <i>WSA 02-2002 Sewerage Code of Australia V2.3</i> .	Prior to survey plan endorsement

CONDITION		TIMING									
5	Stormwater system Connect the internal stormwater lines to the existing underground system or discharge to kerb and gutter.	Prior to survey plan endorsement									
6	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 survey plan endorsement									
7	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 survey plan endorsement									
8	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 survey plan endorsement									
9	Soil Erosion and Sediment Control Carry out all necessary soil and erosion control measures in accordance with Brisbane City Council's Erosion and Sediment Control Standard (Version 9 or later).	During construction works on site									
10	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) which will apply for all development approvals issued prior to 30 June 2011. 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="301 1713 1075 1834"> <tr> <td>2 Detached Dwellings</td><td>\$18,335/unit</td><td>\$36,670.00</td></tr> <tr> <td>Credit</td><td>1 x \$18,335</td><td>\$18,335.00</td></tr> <tr> <td>Total</td><td></td><td>\$18,335.00*</td></tr> </table> <i>* Charge will be adjusted each July in accordance with the 5 year rolling average of the Road and Bridge Construction Queensland Index</i>	2 Detached Dwellings	\$18,335/unit	\$36,670.00	Credit	1 x \$18,335	\$18,335.00	Total		\$18,335.00*	Prior to survey plan endorsement
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Credit	1 x \$18,335	\$18,335.00									
Total		\$18,335.00*									

STANDARD 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 ****