

14 January 2013

ULDA Ref. No: DEV2012/401

Mr Tony Creighton
1005 Rode Road
MCDOWALL QLD 4053

Dear Tony

RE: SECTION 59(1)(a) UDA DEVELOPMENT APPROVAL FOR AN UDA DEVELOPMENT APPLICATION FOR A UDA DEVELOPMENT PERMIT FOR A MATERIAL CHANGE OF USE FOR MULTIPLE RESIDENTIAL (2 DWELLING UNITS) AT 560 NORRIS ROAD, FITZGIBBON DESCRIBED AS LOT 154 ON SP242306

On 11 January 2013 the ULDA approved the UDA development application pursuant to s. 55(4)(b) of the *Urban Land Development Authority Act 2007*. The Urban Land Development Authority (ULDA) has decided to grant all of the UDA development approval applied for subject to UDA development conditions set out in the attached UDA Development Approval Package.

The UDA development application and the decision notice can also be viewed in the ULDA Development Approvals Register via the ULDA website www.ulda.qld.gov.au.

Should you have any queries in relation to the decision notice, please do not hesitate to contact me on 07 3024 4166.

Yours sincerely



Matt Toon
PRINCIPAL PLANNER

UDA Decision Notice – Approval

Site information			
Name of urban development area (UDA)		Fitzgibbon	
Site address		560 Norris Road, Fitzgibbon	
Lot on plan description	Lot number	Lot description	
	Lot 154	SP242306	
UDA development application details			
ULDA reference number		DEV2012/401	
Lodgement date		30 November 2012	
Type of application		☒ New development involving:- ☒ Material change of use ☒ Development permit	
Description of proposal applied for		Development Permit for Material Change of Use for Multiple residential (2 dwelling units)	
UDA development approval details			
Decision of the ULDA		The ULDA has decided to grant all of the UDA development approval applied for, subject to UDA development conditions forming part of this decision notice	
Decision date		11 January 2013	
Currency period		4 Years from Decision Date	
Plans and specification			
The plans and specifications approved by the ULDA and referred to in the UDA development conditions concerning the UDA development approval are detailed below.			
Approved plans, reports and specifications		Number (if applicable)	Date (if applicable)
1.	Ground Floor Plan	1 of 2	Amended in Red 8.1.13
2.	Front, Rear, Right and left Elevations	2 of 2	Amended in Red 8.1.13
UDA Development Conditions			

[illegible]

	Control (E&SC) Program certified by a Registered Professional Engineer Queensland (RPEQ) that complies with Brisbane City Council's <i>Erosion and Sediment Control Standard (Version 9 or later)</i>. b) The E&SC shall be closely monitored by a Registered Professional Engineer Queensland (RPEQ)	b) During site works
6	Stormwater system Construct the internal stormwater lines to the existing underground system or discharge to kerb and gutter generally in accordance with Brisbane City Council <i>Subdivision and Development Guidelines</i>.	Prior to commencement of use
7	Water Connection Construct a water service and water meter connection to all proposed units in accordance with <i>Queensland Urban Utilities Standards</i>.	Prior to commencement of use
8	Sewer Connection Construct a sewer service and connection to all proposed units in accordance with <i>Queensland Urban Utilities Standards</i>.	Prior to commencement of use
9	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
10	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 commencement of use
11	Electricity Submit to 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
12	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
13	Broadband Provide infrastructure within the development to accommodate NBN services in accordance with NBN Co Limited 'New Developments: Deployment of the NBN Co Conduit and Pit Network – Guidelines for Developers', Doc. No NBN-TE-CTO-194, issue date 1st April 2011.	Prior to commencement of use
14	Easements over infrastructure – water supply, sewerage Where public utilities are located on private land, public utility easements must be provided in favour of the Queensland Urban	Prior to commencement of use

	Utilities. The terms of the easements must be to the satisfaction of the Chief Executive Officer.										
15	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). 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 border="1"> <tr> <td>Medium 60-100m² GFA</td><td>\$11,445 x 2</td><td>\$22,890</td></tr> <tr> <td>Minus credit for existing lot</td><td>\$17,992</td><td>-\$17,992</td></tr> <tr> <td>Total Infrastructure Charge</td><td></td><td>\$4,898</td></tr> </table> * Charge will be adjusted each July in accordance with the 3 year rolling average of the Road and Bridge Construction Queensland Index	Medium 60-100m ² GFA	\$11,445 x 2	\$22,890	Minus credit for existing lot	\$17,992	-\$17,992	Total Infrastructure Charge		\$4,898	Prior to commencement of use or endorsement of building format plan whichever comes first
Medium 60-100m ² GFA	\$11,445 x 2	\$22,890									
Minus credit for existing lot	\$17,992	-\$17,992									
Total Infrastructure Charge		\$4,898									

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.

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.