

ULDA DECISION NOTICE

Site address	MacArthur Avenue, Eagle Farm (Portside East)
Real property description	Lot 61 and 62 on SP231794 and Part Lot 1303 on SP195300
Urban Development Area (UDA)	Northshore Hamilton
Type of approval	UDA Development Approval, subject to conditions
Aspects of development	Reconfiguration of a Lot
Description of proposal	Reconfiguration of a Lot (realignment of MacArthur Avenue, Park and new road) with a Sub-precinct Plan (Sub-precinct 3(d) – River Park)
Currency period	2 Years from Decision Date
ULDA reference number	DEV2009/030
Decision date	16 June 2011

Approved Drawings or Documents	Number	Plan or Document Date
Portside East – Sub Precinct 3D	S.6782-001-D	14 th April 2011
Sub-precinct 3(d) River Park Precinct Plan Northshore Hamilton UDA	090806 SPP (sub-precinct plan), Issue O	14 th June 2011

PROJECT TEAM

Peita McCulloch Senior Planner Development Assessment Urban Land Development Authority	Con de Groot Principal Engineer Development Assessment Urban Land Development Authority
--	---

CONDITIONS OF APPROVAL		TIMING
Planning & General Requirements		
1.	Carry out the approved development Carry out the approved development generally in accordance with the approved plans/drawings and document/s.	Prior to endorsement of survey plan
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 plan
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 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).	Prior to endorsement of survey plan

CONDITIONS OF APPROVAL		TIMING
4.	Road Dedication Prior to the endorsement of the survey plan, provide the following details to the ULDA's Manager – Development Assessment: Timing of the realignment of MacArthur Avenue through Lot 1160 on SP108456.	As indicated
5.	Park Dedication a) Prior to the endorsement of the survey plan, provide details to the ULDA's Manager – Development Assessment of when the Park will be dedicated to Brisbane City Council. b) Dedicate the Park to Brisbane City Council once it is constructed and operational.	As indicated
6.	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

Submit Survey Plan

Provide confirmation from a Registered Surveyor that the HWM and property boundary are located on the same alignment as illustrated in the endorsed Sub-Precinct Plan document. Where the HWM and the Property boundary do not align, submit details and cross sections to the ULDA of:

- How Street B in Figure 7 and Street F in Figure 6 of the approved *Sub-precinct 3(d) River Park Precinct Plan Northshore Hamilton UDA* is achieved; and
- How the Riverwalk and required setbacks are achieved.

Future Road Delivery

On lodgement of the next subsequent Development Application within Sub-Precinct 3(d) submit to the ULDA's Manager – Development Assessment information and timing for the roads to be delivered to facilitate future development within the Sub-Precinct.

Road Closure

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

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, an approval 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-

- on a Sunday or public holiday, at any time; or
- on a Saturday or business day, before 6:30am or after 6:30pm.

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. This development of 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 advice only and does not form part of the UDA 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.