

UDA Development Approval Package

Site address	Macarthur Ave, Hamilton
Real property description	Lot 904 on SP169072, Lot 6 on SP195300 and Common Property on Sp172640
Type of application	Reconfiguring a Lot
Description of proposal	Subdivision of 3 into 6 lots
ULDA reference number	DEV000022_09
Decision	APPROVED
Decision date	17 DECEMBER 2009

Drawing or Document	Number	Plan or Document Date
6121-ES-PRO2	6121-154B	21 OCT 2009

PROJECT TEAM

Matt Toon Principal Planner Development Assessment Urban Land Development Authority	Beatriz Gomez DA Manager Development Assessment Urban Land Development Authority
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CONDITIONS	TIMING
1 Carry Out the Approved Development Carry out the approved development generally in accordance with the approved plans.	While development is occurring on the site and to be maintained
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
4 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
6 Service, meter assembly & meter box for Lot 62 Provide a water service, approved meter assembly and meter box to the boundary of Lot 62 shown on the approved plans and in accordance with the Brisbane City Council's <i>Water Supply Standards - 2005</i> .	Prior to survey plan endorsement
7 Electricity (Underground Supply Area) Extend the existing underground electricity services fronting Lot 61 to Lot 62 and provide a property connection to Lot 62 in accordance with an approved electricity reticulation plan and Brisbane City Council's <i>Subdivision and Development Guidelines</i> . Enter into an agreement with Energex.	Prior to survey plan endorsement

CONDITIONS		TIMING
8	Telecommunications Enter into an agreement with a telecommunication carrier to provide underground telecommunication services to Lot 62 in accordance with Brisbane City Council's <i>Subdivision and Development Guidelines</i> .	Prior to survey plan endorsement
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 Brisbane City Council's <i>Subdivision and Development Guidelines</i> .	Prior to survey plan endorsement
10	Amalgamation of Lots 905 and 906 Proposed Lot 906 is to be amalgamated with proposed Lot 905 within 6 months of registration of the titles of the two lots.	6 months after registration of titles of Lots 906 and 906.
11	Amendment to Building Management Statement Amend the Building Management Statement (ref MJR:2003598) to incorporate the supply and upkeep of services for proposed lots 904 and the amalgamated Lot 905 and 906.	Prior to endorsement of survey plan
12	Easement Grant an easement in favour of Lot 904 over proposed Lot 62 for the purpose of providing access.	Prior to survey plan endorsement

**** End of Package ****