

UDA Development Approval Package

Address of Site	88 Odense Street Fitzgibbon
Real Property Description	Part of Lot 10 on SP223412
Type of Application	Material Change of Use
Description of proposal	Multiple Residential (64 dwelling units)
ULDA Reference Number	DEV-000023_09
Package Approved	17 December 2009
Decision	APPROVED

Approved plan/s, drawings and documents	Number	Date
Erosion and Sediment Control Program from McVeigh Consultants	Revision 1	24/11/09
Fitzgibbon Residential Units Traffic Impact Assessment from GTA Consultants	Issue A	27/10/09
Acoustic Assessment – Carselgrove Avenue Housing Development, Fitzgibbon Chase, Fitzgibbon prepared by Heggies Pty Ltd	20-2538-R1 Rev 2	7/12/09
Stormwater Management Plan, by McVeigh Consultants	Rev 2	24/11/09
Site Context Plan	100-01 Rev C	16/10/09
Unit Area Analysis	000-02 Rev A	16/10/09
Site Diagrams	000-03 Rev B	16/10/09
Perspective Views	DA001A Rev A	3/12/09
Perspective View from NE Corner	DA003A	3/12/09
Proposed Ground Plan @ NE Corner	DA002A	3/12/09
Perspective Views	000-05 Rev A	16/10/09
Ground Floor Level	200-00 Rev B	16/10/09
Level 1	200-01 Rev B	16/10/09
Level 2	200-02 Rev B	16/10/09
Level 3	200-03 Rev B	16/10/09
Level 4	200-04 Rev B	16/10/09
Roof Level	210-00 Rev B	16/10/09
Elevations – Sheet 1	300-00 Rev B	16/10/09
Elevations – Sheet 2	301-01 Rev B	16/10/09
Sections – Sheet 2	400-01 Rev B	16/10/09
Sections – Sheet 1	400-00 Rev B	16/10/09
Unit Type 1A & 1B	540-00 Rev B	16/10/09
Unit Type 1C & 1D	540-01 Rev B	16/10/09
Unit Type 2A & 2B	540-02 Rev B	16/10/09
Unit Type 2C & ST	540-03 Rev B	16/10/09

PROJECT TEAM

Matt Toon Principal Planner Urban Land Development Authority	Beatriz Gomez DA Manager Urban Land Development Authority
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CONDITIONS		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 the commencement of use and then to be maintained
2.	Confirmation of 'as constructed' architectural design a) Submit written confirmation from the Architect as author of the approved design that the development has been constructed generally in accordance with the approved plan/s, drawing/s and document/s and includes the following: b) Submit amended plans for endorsement by the ULDA that demonstrate that the design at the south-eastern corner is consistent with CPTED principles (as annotated on approved drawing DA001A dated 3/12/09.	a) Prior to the commencement of use b) Prior to commencement of building works
3.	Approval of 'as constructed' sustainable design Submit written confirmation that the development has been constructed generally in accordance with the following features to implement and deliver a sustainable designed building: - the collection and reuse of stormwater within the development - facilitation of cross-ventilation within each unit - water sensitive urban design initiatives for stormwater runoff - the building has been designed to achieve a 6-star energy efficiency rating accredited by the Nationwide House Energy Rating Scheme (NatHERS) - electrical equipment meets the 4 star minimum Energy Performance Standards (MEPS) - water efficient appliances and fittings are to achieve a minimum 4 star energy efficiency standard in accordance with WELS - intelligent lighting systems have been employed in common areas to switch off lighting when not in use - hot water system is powered by natural gas and separately metered to monitor use and direct management of this resource within the development; and - efficient use of resources and waste minimisation in accordance with section 3.4 of the <i>Smart and Sustainable Homes Design Objectives, Department of Public Works, June 2008.</i>	Prior to the commencement of use
4.	Detailed landscape plan a) Submit a detailed landscape plan for all areas shown as communal areas on Drawing No.000-03 Rev B dated 16/10.09 and areas indicated A & B on Site Context Plan Drawing No. 100-01A Rev C dated 16/10/09 and in accordance with Proposed Ground Plain at NE Corner DA002A dated 3.12.09.	a) Prior to commencement of building work b) Prior to commencement

CONDITIONS	TIMING
b) The plan is to be prepared by an Australian Institute of Landscape Architects registered landscape architect and to the extent relevant in accordance with the Brisbane City Council's Landscaping Code. c) Upon completion of the works, provide written confirmation from an Australian Institute of Landscape Architects registered landscape architect or a BSA, Qld licensed and experienced landscape contractor that the works comply with the submitted landscape plan.	c) Prior to commencement of use and to be maintained
Traffic & Transport Submit for approval detailed design for car-parking, site access, refuse vehicle movement (parking and loading) and cyclist facilities generally in accordance with the approved drawing Ground Floor Level 200-00 Rev B dated 16/10/09 and recommendations contained in the approved <i>Fitzgibbon Residential Units, Carselgrove Avenue, Fitzgibbon: Transport Impact Assessment</i>, prepared by GTA Consultants and dated 27 October 2009. These plans are to be certified by an RPEQ. The detailed car parking design should generally comply with the provisions of the Australian Standard/New Zealand Standard for Off-street Car Parking (AS/NZ 2890.1-2004).	Prior to approval for Building Works
Geotechnical Submit a geotechnical report. The report must include sufficient field survey and testing, and associated laboratory investigation to support the detailed structural design for the proposed development in consideration of the site conditions. The Geotechnical report shall be prepared by suitably qualified and experienced professionals and certified by a Registered Professional Engineer Queensland (RPEQ), that it is appropriate and provides sufficient information to support detailed design.	Prior to approval for Building Works
Construction management a) Submit a site based construction management plan detailing: ▪ how traffic will be managed around and through the site both during and outside of construction hours ▪ parking and delivery arrangements during and outside construction hours ▪ sediment, erosion and dust control measures in accordance with the approved <i>Erosion and Sediment Control Program</i> by McVeigh Consultants dated 24 November 2009 (Revision 1) and <i>Soil Erosion and Sediment Control Engineering Guidelines for Queensland Construction Sites</i> (The Institution of Engineers, Australia Queensland Division June 1996). b) All work shall be undertaken in accordance with the construction management plan which must be current and available on site at all times during the construction period.	Prior to commencement of site works
Water and sewerage infrastructure Seek and obtain approval from Brisbane City Council to connect into	Prior to commencement of use

CONDITIONS		TIMING
	its water and sewerage infrastructure.	
9	Sewer connection a) Submit for approval engineering plans showing the design of the sewer property connection to serve the development. A Registered Professional Engineer of Queensland (RPEQ) is to verify on the plans that the design is in accordance with Brisbane City Council's <i>Sewerage Standards - 2005</i> b) Submit 'as constructed' plans verified by a Registered Professional Engineer of Queensland-Civil (RPEQ-Civil) confirming that the works have been completed in accordance with the approved plans.	a) Prior to commencement of work b) Prior to the commencement of the on-maintenance period or prior to commencement of use
10	Service, meter assembly & meter box a) Obtain from Brisbane City Council approval for a water service with meter assembly and meter box to the front real property boundary of the development in accordance with Brisbane City Council's <i>Water Supply Standards – 2005</i> b) Construct the works in accordance with the approval.	Prior to commencement of use
11	Stormwater infrastructure a) Submit for approval drainage plans and engineering calculations, generally in accordance with McVeigh Consultants' Stormwater Management Plan Rev 2 showing:- i. the design of the drainage of the roof and developed surfaces ii. how stormwater run-off from roof and developed surface areas of the site, and any run-off onto the site from adjacent areas, will be collected internally and directed to a lawful point of discharge. A Registered Professional Engineer of Queensland (RPEQ) is to verify on the plans that the design is in accordance with Brisbane City Council's <i>Subdivision and Development Guidelines</i> b) Submit an asset register and 'as constructed' plans verified by a Registered Professional Engineer of Queensland-Civil (RPEQ-Civil) confirming that the works have been completed in accordance with the approved plans.	a) Prior to commencement of work b) Prior to commencement of use
12	Acoustics a) Submit written confirmation from a Registered Professional Engineer of Queensland (RPEQ) that the development has been constructed to meet the specified acoustic standards specified within the approved <i>Acoustic Assessment – Carselgrove Avenue Housing Development, Fitzgibbon Chase, Fitzgibbon Avenue</i> prepared by Heggies Pty Ltd dated 23 November, 2009.	a) Prior to commencement of use
13	Waste management Enter into an agreement with Brisbane City Council to provide a waste collection service to the development.	Prior to commencement of use

CONDITIONS		TIMING
14	Telecommunications a) Enter into an agreement with a telecommunication carrier to provide underground telecommunication services within and adjacent to the proposed development in accordance with Brisbane City Council's <i>Subdivision and Development Guidelines</i> . b) Construct the services in accordance with the agreement.	Prior to commencement of use
15	Electricity (Underground Supply Area) a) Submit for approval an electricity reticulation plan in accordance with the Brisbane City Council's <i>Subdivision and Development Guidelines</i> . b) Enter into an agreement with an electricity supplier to provide underground electricity services in accordance with the above approved electricity reticulation plans.	Prior to commencement of use
16	Service conduits and 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
17	Infrastructure Contributions Pay to the Urban Land Development Authority a monetary contribution towards the cost of the provision of essential infrastructure. The contribution shall be calculated in accordance with the ULDA's Infrastructure Charging Policy and at the rate applicable at the time of payment.	Prior to endorsement of survey plan
18	Community Management Statement Any Community Management Statement prepared under the <i>Body Corporate and Community Management Act 1997</i> is to contain a copy of all conditions contained in the approval package which are applicable to the ongoing use.	To be maintained

STANDARD ADVICE

External Works

Any external works to the property required from this UDA development approval and not expressed within these conditions are the responsibility of the ULDA and not the applicant.

Brisbane City Council Service Connections

To connect into Brisbane City Council's water and sewer system you will be required to submit an application and pay an applicable fee to the Council's Development Assessment Team North. Please note that the Council will issue a letter of endorsement rather than an operational works approval.

Equitable Access

You are notified of your responsibility to provide equitable access for disabled persons to and within the site in accordance with the *Queensland Anti-Discrimination Act 1991*, the *Federal Disability*

Discrimination Act 1992 and Australian Standard AS1428 Parts 1-4 Australian Standard for Access and Mobility.

This development approval does not indicate that the proposal complies with these requirements. Determination of compliance with these requirements is the sole responsibility of the owner/builder/developer of the proposal.

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 ****