

UDA Development Approval Package

Site address	45 Harbour Rd, Hamilton
Real property description	Lots 901 and 907 on SP169072
Type of application	Reconfiguring a Lot
Description of proposal	Reconfiguring existing volumetric Lots 901 and 907 to create volumetric Lots 901, 920, 921 and 922.
ULDA reference number	DEV000036_10
Decision	APPROVED
Decision date	3 June 2010

Drawing or Document	Number	Plan or Document Date
Proposed Subdivision Building 6	Sheet 1 of 2	9 MAR 2010
Proposed Subdivision Building 6	Sheet 2 of 2	9 MAR 2010

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 site and to be maintained.
2	Amalgamation of Lots Amalgamate proposed Lot 901 with proposed Lot 921 and amalgamate proposed Lot 920 and proposed Lot 922 within 6 months of the registration of titles of Lots 901, 920, 921 and 922.	6 months after registration of titles of Lots 901, 920, 921 and 922.
3	Complete all Operational Works Complete all operational works 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 drain lines) that may occur during any works carried out in association with the approved development.	Prior to survey plan endorsement
5	Water Service, meter assembly & meter box a) Provide a water service, approved meter assembly and meter box to proposed amalgamated lots 901 and 921 and proposed amalgamated lots in accordance with the Brisbane City	Prior to survey plan endorsement

CONDITIONS		TIMING
	Council's <i>Water Supply Standards – 2005</i> Or b) Provide evidence to the satisfaction of the ULDA that a water service already exists within the property.	
6	Sewerage Connection a) Provide a sewerage property connection to proposed amalgamated lots 901 and 921 and proposed amalgamated lots in accordance with the Brisbane City Council's <i>Sewerage Standards - 2005</i>. Or b) Provide evidence to the satisfaction of the ULDA that a sewerage property connection already exists within the properties.	Prior to survey plan endorsement
7	Telecommunications a) Enter into an agreement with a telecommunication carrier if required to provide underground telecommunication services to each proposed new amalgamated lot in accordance with Brisbane City Council's <i>Subdivision and Development Guidelines</i>. Or b) Provide evidence to the satisfaction of the ULDA that an underground telecommunication services already exists within the properties	Prior to survey plan endorsement
8	Electricity (Underground Supply area) a) Enter into an agreement with Energex if required to provide an underground electricity supply service to each proposed new amalgamated lot in accordance with an approved electricity reticulation plan and Brisbane City Council's Subdivision And Development Guidelines. Or b) Provide evidence to the satisfaction of the ULDA that an underground electricity supply services already exists within the properties	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>. Carry out any alterations if required to existing services and drainage within the development site to ensure services	Prior to survey plan endorsement

CONDITIONS		TIMING
	associated with each proposed new amalgamated lot do not encroach into or pass through another lot.	
10	Building Code Compliance Submit to the ULDA written evidence from a qualified Building Certifier that the existing building's construction after the proposed amalgamations of Lots 901 with 921 and Lots 920 with 922 will be in accordance with the <i>Building Act 1975</i> and associated <i>Building Fire Safety Regulation 2008</i> .	Prior to survey plan endorsement

**** End of Package ****