

UDA Development Approval Package

Site Address	88 Odense St, Fitzgibbon	
Real property description	Lot 504 on SP231982 (approved lots 118-122 and 147-152 on plan ref 22743-72F)	
Type of approval	Material change of use	
Description of proposal	Multiple residential (22 units)	
ULDA reference number	DEV000037_10	
Decision	Approved	
Decision date	31 May 2010	
Approved Drawings or Documents	Number	Plan or Document Date
Site Based Stormwater Management Plan by McVeigh Consultants	Revision 1	April 2010
Landscape Concept Plan	00306 Issue A	April 2010
Site Plan	100-00 B	16-04-10
Site Plan part 1	100-01 B	16-04-10
Site plan part 2	100-02 B	16-04-10
Ground floor plan – house type 1 & 2	200-00 A	16-04-10
First floor plan – house type 1 & 2	200-01 A	16-04-10
Ground floor plan – houses 3-8 & 13-20	200-02 A	16-04-10
First floor plan – houses 3-8 & 13-20	200-03 A	16-04-10
Ground floor plan – houses 9 & 10	200-04 A	16-04-10
Level 1 floor plan – houses 9 & 10	200-05 A	16-04-10
Ground floor plan – houses 11 & 12	200-06 A	16-04-10
First floor plan – houses 11 & 12	200-07 A	16-04-10
Ground floor plan – houses 21 & 22	200-08 A	16-04-10
First floor plan – houses 21 & 22	200-09 A	16-04-10
Elevations – houses 1 & 2	300-00 A	16-04-10
Elevations – houses 1 & 2	300-01 A (Amended in Red 27 May 2010)	16-04-10
Elevations – houses 3-8 & 13-20	300-02 A (Amended in Red 27 May 2010)	16-04-10
Elevations – houses 3-8 & 13-20	300-03 A (Amended in Red 27 May 2010)	16-04-10
Elevations – houses 9 & 10	300-04 A (Amended in Red 27 May 2010)	16-04-10
Elevations – houses 9 & 10	300-05 A (Amended in Red 27 May 2010)	16-04-10
Elevations – houses 11 & 12	300-06 A	16-04-10
Elevations – houses 11 & 12	300-07 A (Amended in Red 27 May 2010)	16-04-10
Elevations – houses 21 & 22	300-08 A (Amended in Red 27 May 2010)	16-04-10
Elevations – houses 21 & 22	300-09 A	16-04-10
Site Elevations – Carselgrove Avenue	310-00 A (Amended in Red 27 May 2010)	16-04-10
Site elevations Laneway	310-01 A	16-04-10

PROJECT TEAM

Matt Toon Principal Planner Development Assessment Urban Land Development Authority	Beatriz Gomez Manager Development Assessment Urban Land Development Authority
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CONDITION		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 to be maintained
2	Approval of 'as constructed' sustainable design Submit to the ULDA written confirmation from the project Architect that the development has been built: ▪ to maximise cross ventilation with all habitable rooms fitted with ceiling fans and louvers ▪ with low maintenance and durable materials which are from Australian plantations and low VOC paints ▪ to reduce solar gain by northern and western windows being smaller and shaded by roof overhangs, awnings or sunhoods with outdoor spaces shaded by appropriate plant selections, wire trellis structures to encourage green facades ▪ with solar or heat pump energy efficient hot water systems.	Prior to the commencement of use
3	External fencing The external boundary fencing (except facing onto the Laneway) is to either: a. be a maximum height of 1.2m if solid or b. be a maximum height of 1.5 m with a minimum of 50% transparency	Prior to the commencement of use and to be maintained
4	Air Conditioning Split system air conditioning units are not to be located on balconies to any residential units or on any external building facades where they may be visible from outside the site. Alternatively the outside unit is to be screened.	To be maintained
5	Detailed Landscape Plan Prepare a detailed Landscape Plan for all internal landscaped areas in generally accordance with the approved Landscape Concept Plan number 00306 Issue A dated April 2010. Landscaping is to ensure: ▪ selected species and fencing does not block visual surveillance to adjacent footpaths ▪ selected species are drought tolerant and low maintenance ▪ a high level of visual amenity to Carselgrove Avenue. Submit to the ULDA certified plans by a suitably qualified AILA landscape architect professional in accordance with the above requirements.	Prior to commencement of use and to be maintained

CONDITION	TIMING
On completion, provide to the ULDA written certification from a licensed and experienced AILA Landscape Architect or Landscape Contractor that the completed landscaping complies with this condition.	
6 Soil Erosion and Sediment Control Sediment, erosion and dust control measures must be implemented in accordance with the <i>Soil Erosion and Sediment Control Engineering Guidelines for Queensland Construction Sites</i> (The Institution of Engineers, Australia Queensland Division June 1996) as a minimum standard.	While site works are occurring and then to be maintained
7 Stormwater Drainage Infrastructure a. Submit to the ULDA for approval drainage plans and engineering calculations demonstrating: i) the design of the drainage from all developed surfaces including roof and hardstand area ii) how stormwater run-off from roof and developed surface area 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 QLD (RPEQ) is to verify that the designs are in accordance with Council's <i>Subdivision and Development Guidelines</i> and demonstrate how the development will comply with this requirement. b. Submit to the ULDA an asset register and as-constructed plans verified by a Registered Professional Engineer of QLD (RPEQ) confirming that the works have been completed in accordance with the approved plans.	a. Prior to building work commencing b. Prior to the commencement of use
8 Sewer & Water Connection a. Seek and obtain approval from Brisbane City Council to connect into the existing water and sewerage infrastructure. Submit for approval to the Brisbane City Council Engineering plans showing the design of any sewer property connections to serve the development. A Registered Professional Engineer of QLD (RPEQ) is to verify the plan and ensure the design in accordance with Brisbane City Council's current Sewerage Standards. b. Construct the sewer and water connection in accordance with the approved plans required in part a. of this condition Submit to the Brisbane City Council and the ULDA As-constructed plans verified by a Registered Professional Engineer of QLD (RPEQ) confirming all works have been completed in accordance with the approved plans. c. Provide to the ULDA all approval correspondence from BCC relating to part a. of this condition	a. Prior to commencement of work b. Prior to the commencement of use c. Prior to commencement of use

9	Stormwater Drainage – No Adverse Impact The development shall not result in an increase in runoff or impact on flooding, for the peak discharge and duration of all events up to and including the 100 year Average Recurrence Interval (ARI) of properties upstream, downstream or adjacent the site.	While site works are occurring and then to be maintained
10	On-site drainage Stormwater run-off from roof and developed surface areas of the site, and any run-off onto the site from adjacent areas, are to be collected internally and directed to a lawful point of discharge in accordance with Brisbane City Council's <i>Subdivision and Development Guidelines</i>. Stormwater runoff collected from the site is to be discharged to the Lawful Point of Discharge nominated in the <i>Site Based Stormwater Management Plan (Revision 1)</i> by McVeigh Consultants April 2010, in accordance with Brisbane City Council's Subdivision and Development Guidelines.	Prior to commencement of use and then to be maintained
11	Ponding Of Stormwater Adjoining properties and roads are to be protected from ponding or nuisance from stormwater as a result of the works.	Prior to the commencement of the use and then to be maintained
12	Service, meter assembly & meter box Obtain from the 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 Current Standards. Construct the works in accordance with the Brisbane City Council Approval.	Prior to the commencement of the use
13	Filling and Excavation Submit an earthworks plan, checked and certified by a Registered Professional Engineer of QLD (RPEQ) and in accordance with Brisbane City Council's current version of the <i>Subdivision and Development Guidelines</i>.	Prior to commencement of site works
14	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
15	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 the commencement of the use

16	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 commencement of use
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STANDARD ADVICE

UDA Development Approval

This UDA Development Approval does not include assessment against the Building Code of Australia and does not permit building work to occur. Prior to the commencement of any building work, a Development Permit under the *Sustainable Planning Act 2009* for Carrying out Building Work will be required.

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-

- (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 ****