

ULDA DECISION NOTICE

Site address	483-485 Kingsford Smith Drive, 8 Hercules Street & 8 Harbour Road, Hamilton Qld 4007
Real property description	Lot 544 on SL1514, Lot 550 on SL1551, Lot 100 on SP116284, Lot 650 on SL2212 Lot 1 on SP206759
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	5 Lot Volumetric Subdivision & Road Dedication
Currency period	2 Years from Decision Date
ULDA reference number	DEV2011/129
Decision date	07 June 2011

Approved Drawings or Documents	Number	Plan or Document Date
Proposed Volumetric Subdivision Sheet 1	22151-29/1	23-03-11
Proposed Volumetric Subdivision Sheet 2	22151-29/2	23-03-11
Proposed Volumetric Subdivision Sheet 3	22151-29/3	23-03-11

PROJECT TEAM

Christine Sutherland Senior Planner Development Assessment Urban Land Development Authority	Con de Groot Principal Engineer Development Assessment Urban Land Development Authority
Beatriz Gomez Manager – Development Assessment 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 the endorsement of the volumetric survey plan
2.	Maintain the Approved Development Maintain the approved development (including landscaping, parking, driveways and other external spaces) in accordance with the approved drawing(s) and /or documents, and any relevant ULDA or other approval required by the conditions.	To be maintained
3.	Building Management Statement Submit to the ULDA the final Building Management Statement (BMS) that is generally in accordance with the BMS submitted as part of the Volumetric ROL application. Register the BMS concurrently with the Volumetric Survey Plan, and maintain the BMS on	Prior to endorsement of the volumetric survey plan To be maintained

CONDITIONS OF APPROVAL		TIMING
	the title for all lots in the Hamilton Harbour development.	
4.	Construction of Approved Development Construction of development on the site in accordance with Material Change of Use Approval DEV000013_19 is to have progressed to the following stage to ensure that all structural elements that define the volumetric lot boundaries are in place: • Residential building in proposed lot 3 – completion up to and including level 2; • Residential building in proposed lot 6 – completion up to and including ground level; • Retail building in proposed lot 5 – completion of level 1 structure; and • Basement carpark and driveway access in balance lot 1 – completion up to ground level.	Prior to the endorsement of the volumetric survey plan
5.	Public Access – 24 hours through site Ensure that unimpeded and safe 24-hour public access is provided and maintained through the subject site and public plaza areas in accordance with Material Change of Use Approval DEV000013_19.	Prior to occupation of approved development and to be maintained
Engineering		
6.	Certification Agreement Comply with all requirements and fulfil all responsibilities as outlined within the <i>ULDA Certification Procedure Manual</i> .	As indicated within the manual
7.	Water, Sewerage and Stormwater infrastructure Provide water, sewer and stormwater infrastructure generally in accordance to the design assumptions and recommendation included within the Engineering Report prepared by Bornhorst & Ward dated 8 November, 2008 approved as part of Material Change of Use Approval DEV000013_19. The applicant shall obtain approval from Queensland Urban Utilities (QUU) to connect to QUU water and sewerage infrastructure. The detail design of the water, sewerage and stormwater infrastructure shall be undertaken by a suitably qualified and experienced professional engineer and the design checked and certified by a Registered Professional Engineer Queensland (RPEQ- Civil), certify that all works have been inspected and been constructed in accordance with their design and is fit for purpose when considered against the commonly accepted and appropriate AUS/NZ standards. Upon completion and certification of the works the developer shall prepare and provide to the ULDA "As Constructed" plans including an asset register, checked by a Registered Professional Engineer Queensland (RPEQ-Civil), certifying that the works have been completed in accordance with commonly accepted and appropriate AUS/NZ standards.	Prior to commencement of use of the approved development Prior to commencement of water or sewer infrastructure works Prior to commencement of use of the approved development
8.	Water Meters Provide a separate water meter to each lot on the volumetric survey plan generally in accordance with the Water Services Schematic Plan No. 09771 H300 P3 prepared by George Floth Pty Ltd and submitted with the application.	Prior to commencement of use of the approved development

CONDITIONS OF APPROVAL		TIMING
9.	Road Dedication Dedicate road widening on the truncation of Harbour Road and Hercules Street in accordance with RPS Proposal Plan 22151-29/2.	Prior to endorsement of the volumetric survey plan.
10.	Public utility easements A public utility easement in favour of and at no cost to Brisbane City Council, is to be created over the stormwater drain traversing the site and constructed in accordance with Operational Works (Utility Installation) Approval DEV00004_08. The terms of the easements must be to the satisfaction of the Chief Executive Officer, Brisbane City Council.	Prior to endorsement of the volumetric survey plan.

STANDARD ADVICE

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 as 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 6:30am or after 6:30pm.

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.

Food Hygiene

All development involving the preparation, packing, storing, handling, serving, selling or carrying of food requires that its design, installation and operation be approved pursuant to the *Food Hygiene Regulations of 1989*. The premises are required to be registered and the operator is to hold a licence with Brisbane City Council to operate the business under the above regulations.

Prior to building works plans and specifications are to be lodged for approval to Brisbane City Council- Licensing & Compliance.

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.

Urban Land Development Authority DEV2011/129
483-485 Kingsford Smith Drive, 8 Hercules Street & 8 Harbour Road, Hamilton
Reconfiguration of a Lot (5 Lot Volumetric Subdivision)

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.