

ULDA Decision Notice

Site Address	253 Telegraph Road, Fitzgibbon
Real property description	Part of Lot 5022 on SP242308
Type of approval	UDA development approval subject to conditions
Aspects of development	Reconfiguring a Lot and operational works
Description of proposal	Subdivision of 7 into 13 residential lots with a Plan of Development
ULDA reference number	DEV2011/184
Decision date	22 December 2011
Currency period	4 years from Decision date

Drawing or Document	Number	Plan or Document Date
Proposed Subdivision Layout Cancelling Lots 416-417 & 449-453 on RPS Plan Ref. 224743-127L	22743-193 Rev A	14 October 2011
Proposed Plan of Development Cancelling Lots 416-417 & 449-453 on RPS Plan Ref. 224743-127L	22743-194 Rev A	14 October 2011
Proposed Plan of Development Cancelling Lots 416-417 & 449-453 on RPS Plan Ref. 224743-127L	22743-194 Rev A	14 October 2011 (Amended in Red 21 December 2011)
Lots 416-417 & 449-453 RECONFIG. – Stormwater Layout	SK18 Rev A	October 2011
Lots 416-417 & 449-453 RECONFIG. – Water Layout	SK18 Rev A	October 2011
Sprout Outlook Terravilla (G) Cover Sheet	112-09 DD 00.01 Rev A	16 September 2011 (Amended in Red 21 December)
Sprout Outlook Terravilla (G) Site & Location Plan	112-09 DD 01.01 Rev A	16 September 2011 (Amended in Red 21 December 2011)
Sprout Outlook Terravilla (G) Floor Plan	112-09 DD 02.01 Rev A	16 September 2011 (Amended in Red 21 December 2011)
Sprout Outlook Terravilla (G) Roof Plan & Legend	112-09 DD 02.02 Rev A	16 September 2011 (Amended in Red 21 December 2011)
Sprout Outlook Terravilla (G) Elevations	112-09 DD 03.01 Rev A	16 September 2011 (Amended in Red 21 December 2011)
Sprout Outlook Terravilla (G) Sections	112-09 DD 04.01 Rev A	16 September 2011 (Amended in Red 21 December 2011)
Stem Outlook Terrace (C) Cover Sheet	111-04 DD00.01 Rev A	12 September 2011 (Amended in Red 21 December 2011)
Stem Outlook Terrace (C) Site & Location Plan	111-04 DD01.01 Rev A	12 September 2011 (Amended in Red 21 December 2011)
Stem Outlook Terrace (C) Floor Plans	111-04 DD02.01 Rev	12 September 2011

	A	(Amended in Red 21 December 2011)
Stem Outlook Terrace (C) Roof Plan & Legend	111-04 DD02.02 Rev A	12 September 2011 (Amended in Red 21 December 2011)
Stem Outlook Terrace (C) Elevations	111-04 DD03.01 Rev A	12 September 2011 (Amended in Red 21 December 2011)
Stem Outlook Terrace (C) Sections	111-04 DD04.01 Rev A	12 September 2011 (Amended in Red 21 December 2011)
Single Storey Urban Lot – 7.5m x 14m Cover Sheet	7514 DD 00.01 Rev C	3 November 2011 (Amended in Red 21 December 2011)
Single Storey Urban Lot – 7.5m x 14m Site & Location Plan	7514 DD 01.01 Rev A	3 November 2011 (Amended in Red 21 December 2011)
Single Storey Urban Lot – 7.5m x 14m Floor Plans	7514 DD 02.01 Rev C	3 November 2011 (Amended in Red 21 December 2011)
Single Storey Urban Lot – 7.5m x 14m Roof Plan & Legend	7514 DD 02.02 Rev A	3 November 2011 (Amended in Red 21 December 2011)
Single Storey Urban Lot – 7.5m x 14m Elevations	7514 DD 03.01 Rev D	3 November 2011 (Amended in Red 21 December 2011)
Single Storey Urban Lot – 7.5m x 14m Sections	7514 DD 04.01 Rev A	3 November 2011 (Amended in Red 21 December 2011)
Single Storey Urban Lot – 7m x 14m Cover Sheet	0714 DD 00.01 Rev B	3 November 2011 (Amended in Red 21 December 2011)
Single Storey Urban Lot – 7m x 14m Site & Location Plan	0714 DD 01.01 Rev A	3 November 2011 (Amended in Red 21 December 2011)
Single Storey Urban Lot – 7m x 14m Floor Plans	0714 DD 02.01 Rev B	3 November 2011 (Amended in Red 21 December 2011)
Single Storey Urban Lot – 7m x 14m Roof Plan & Legend	0714 DD 02.02 Rev A	3 November 2011 (Amended in Red 21 December 2011)
Single Storey Urban Lot – 7m x 14m Elevations	0714 DD 03.01 Rev B	3 November 2011 (Amended in Red 21 December 2011)
Single Storey Urban Lot – 7m x 14m Sections	0714 DD 04.01 Rev A	3 November 2011 (Amended in Red 21 December 2011)
Stem Outlook Terrace (C) Cover Sheet	111-03 DD 00.01 Rev A	12 September 2011 (Amended in Red 21 December 2011)
Stem Outlook Terrace (C) Site & Location Plan	111-03 DD 01.01 Rev A	12 September 2011 (Amended in Red 21 December 2011)
Stem Outlook Terrace (C) Floor Plans	111-03 DD 02.01 Rev A	12 September 2011 (Amended in Red 21 December 2011)
Stem Outlook Terrace (C) Roof Plan &	111-03 DD 02.02 Rev	12 September 2011

Legend	A	(Amended in Red 21 December 2011)
Stem Outlook Terrace (C) Elevations	111-03 DD 03.01 Rev A	12 September 2011 (Amended in Red 21 December 2011)
Stem Outlook Terrace (C) Sections	111-03 DD 04.01 Rev A	12 September 2011 (Amended in Red 21 December 2011)
Seedling Garden Villa Cover Sheet	T2-C DD 00.01 Rev A	14 October 2011 (Amended in Red 21 December 2011)
Seedling Garden Villa Site & Location Plan	T2-C DD 01.01 Rev A	14 October 2011 (Amended in Red 21 December 2011)
Seedling Garden Villa Floor Plans	T2-C DD 02.01 Rev A	14 October 2011 (Amended in Red 21 December 2011)
Seedling Garden Villa Roof Plan & Legend	T2-C DD 02.02 Rev A	14 October 2011 (Amended in Red 21 December 2011)
Seedling Garden Villa Elevations	T2-C DD 03.01 Rev A	14 October 2011 (Amended in Red 21 December 2011)
Seedling Garden Villa Sections	T2-C DD 04.01 Rev A	14 October 2011 (Amended in Red 21 December 2011)
Sprout Garden Terrace (E2) Cover Sheet	112-07 DD 00.01 Rev A	16 September 2011 (Amended in Red 21 December 2011)
Sprout Garden Terrace (E2) Site & Location Plan	112-07 DD 01.01 Rev A	16 September 2011 (Amended in Red 21 December 2011)
Sprout Garden Terrace (E2) Floor Plans	112-07 DD 02.01 Rev A	16 September 2011 (Amended in Red 21 December 2011)
Sprout Garden Terrace (E2) Roof Plan & Legend	112-07 DD 02.02 Rev A	16 September 2011 (Amended in Red 21 December 2011)
Sprout Garden Terrace (E2) Elevations	112-07 DD 03.01 Rev A	16 September 2011 (Amended in Red 21 December 2011)
Sprout Garden Terrace (E2) Sections	112-07 DD 04.01 Rev A	16 September 2011 (Amended in Red 21 December 2011)
Sprout Garden Terrace (E1) Cover Sheet	112-06 DD 00.01 Rev A	16 September 2011 (Amended in Red 21 December 2011)
Sprout Garden Terrace (E1) Site & Location Plan	112-06 DD 01.01 Rev A	16 September 2011 (Amended in Red 21 December 2011)
Sprout Garden Terrace (E1) Floor Plans	112-06 DD 02.01 Rev A	16 September 2011 (Amended in Red 21 December 2011)
Sprout Garden Terrace (E1) Roof Plan & Legend	112-06 DD 02.02 Rev A	16 September 2011 (Amended in Red 21 December 2011)
Sprout Garden Terrace (E1) Elevations	112-06 DD 03.01 Rev	16 September 2011

	A	(Amended in Red 21 December 2011)
Sprout Garden Terrace (E1) Sections	112-06 DD 04.01 Rev A	16 September 2011 (Amended in Red 21 December 2011)
Seedling Garden TerraVilla (F) Cover Sheet	112-08 DD 00.01 Rev B	16 September 2011 (Amended in Red 21 December 2011)
Seedling Garden TerraVilla Site & Location Plan	112-08 DD 01.01 Rev B	16 September 2011 (Amended in Red 21 December 2011)
Seedling Garden TerraVilla Floor Plans	112-08 DD 02.01 Rev B	16 September 2011 (Amended in Red 21 December 2011)
Seedling Garden TerraVilla Roof Plan & Legend	112-08 DD 02.02 Rev B	16 September 2011 (Amended in Red 21 December 2011)
Seedling Garden TerraVilla Elevations	112-08 DD 03.01 Rev B	16 September 2011 (Amended in Red 21 December 2011)
Seedling Garden TerraVilla Sections	112-08 DD 04.01 Rev B	16 September 2011 (Amended in Red 21 December 2011)

PROJECT TEAM

Dou Ribu Senior Planner Development Assessment Urban Land Development Authority	David Elliott Principal Engineer 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/drawing and/or documents.	Prior to survey plan endorsement
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
3	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
4	Small Lot House Designs (< 250m²) Construct and maintain the Houses on lots less than 250m ² to include the following: a) All second storey side windows are to have fixed, external privacy screens or fixed opaque glazing at a sill height less than 1.5 metres above floor level on the side elevations of the	As indicated and to be maintained

CONDITIONS	TIMING
buildings b) Any proposed fencing along the street alignment to be a maximum 1.2 metres in height and constructed of a semi-transparent material c) Where adjoining a residential boundary, erect a screen fence along the rear and backside elevations. Unless an alternative design for the fence is agreed to with the owner of adjoining land, the screen fence is to be 1.8 metres in height and constructed from timber. d) Balustrades are to be 50% visually permeable e) Landscaping at the front of each lot/ dwelling is to be provided at a minimum depth of 500mm f) West facing windows to be provided with adequate sun shading	
5 Submit external details Submit for the compliance endorsement from the ULDA, further details of the buildings, facade treatment and external materials, colours and finishes generally consistent with the approved plans for Lots 3129 to 3150 and 3195 to 3206 inclusive.	Prior to approval of building works
6 Construction Management Plan a) Submit to the ULDA a site based construction management plan that will include but not be limited to: ▪ provision for the management of traffic around and through the site during and outside of construction work hours ▪ provision for parking and materials delivery during and outside of construction hours of work ▪ management of dust generated from the site during and outside construction work hours ▪ management of sedimentation and erosion which complies with Brisbane City Council's <i>Erosion and Sediment Control Standard</i> (Version 9 or later) ▪ management of groundwater and surface water collection, treatment and disposal ▪ management of contaminated soils (if required), including removal, treatment and replacement in accordance with site remediation plans prepared and approved specifically for this site, if needed and ▪ provision for the protection of the adjacent protected bushland during construction activities. The construction management plan shall be prepared in consultation with the professionals responsible for individual site related management plans to ensure that all aspects of the construction and environmental management are included. The construction management plan shall be reviewed and approved by the principal consultant overseeing and certifying the construction works. 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.	a) Prior to commencement of works b) At all times during site works

CONDITIONS	TIMING
7 Landscape Works a) Submit for ULDA approval a detailed landscape plan prepared by a suitably qualified Landscape Architect generally in accordance with the approved On Street Car Parking & Streetscape Landscape Plan Appendix G Sheet 1 of 5 dated 1/09/11 prepared by Ausbuild and the Brisbane City Council's <i>Centres Detail Design Manual</i> and <i>Subdivision and Development Guidelines</i>. b) Construct the works in accordance with the approved plans.	a) Prior to commencement of landscape works
8 Water Reticulation a) Provide water connection points to all proposed lots in accordance with <i>WSA 03-2002 Water Supply Code of Australia V2.3</i> b) Remove or cap redundant water connections in accordance with <i>QUU</i> current standards c) Upon completion 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 <i>WSA 03-2002 Water Supply Code of Australia V2.3</i> and with parts a) and b) of this condition.	a) Prior to survey plan endorsement b) Prior to survey plan endorsement c) Prior to survey plan endorsement
9 Vehicle Access a) Construct vehicle crossovers between the existing kerb & channel and the property boundary generally in accordance with the Brisbane City Council's <i>Subdivision and Development Guidelines</i>. b) Submit to the ULDA certification from an Registered Professional Engineer Qld (RPEQ) that the works have been completed as required by the above conditions	a) Prior to commencement of use b) Prior to commencement of use
10 Sewer Reticulation a) Provide sewer connection points to all proposed lots in accordance with <i>WSA 02-2002 Sewerage Code of Australia V2.3</i> and <i>Queensland Urban Utilities (QUU)</i> standards. b) Remove or cap redundant sewer connections in accordance with <i>QUU</i> standards c) Upon completion of the works prepare and submit to the ULDA's Principal Engineer "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 <i>WSA 02-2002 Sewerage Code of Australia V2.3</i> and with parts a) and b) of this condition.	a) Prior to survey plan endorsement b) Prior to survey plan endorsement c) Prior to survey plan endorsement
11 Stormwater Drainage a) Provide stormwater connection points to all proposed lots in accordance with <i>Brisbane City Council's Subdivision &</i>	a) Prior to survey plan

CONDITIONS	TIMING
<i>Development Guidelines.</i> b) Remove or cap redundant stormwater connections in accordance with <i>Brisbane City Council's Subdivision & Development Guidelines.</i> c) Upon completion of the works prepare and submit to the ULDA's Principal Engineer "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 parts a) and b) of this condition.	endorsement b) Prior to survey plan endorsement c) Prior to survey plan endorsement
12 Easements over infrastructure – water supply, sewerage, drainage Where public utilities are located on private land, public utility easements must be provided in favour of the ULDA. The terms of the easements must be to the satisfaction of the Chief Executive Officer.	Prior to survey plan endorsement
13 Soil Erosion and Sediment Control a) Submit to the ULDA Principal Engineer an Erosion and Sediment Control (E&SC) Program certified by a Registered Professional Engineer of Queensland (RPEQ) that the program complies with the Brisbane City Council's <i>Erosion and Sediment Control Standard (Version 9 or later)</i>. b) The E&SC program shall be monitored by a Registered Professional Engineer Queensland (RPEQ).	a) Prior to commencement of works b) At all times during site works
14 On-Street Parking a) Submit to the ULDA for approval detailed engineering plans converting the approved parallel parking bays adjoining the park (refer Area E2 Dev2011/140) to approximately fourteen (14) 90 degree angle parking bays. The parking layout shall be designed in accordance with AS2890:5 Parking Facilities – On Street Parking, certified by a Registered Professional Engineer Queensland (RPEQ) and include relocation of the footpath. b) Construct the works in accordance with the approved plans. c) Upon completion of the works submit to the ULDA Principal Engineer "As Constructed" plans including an asset register certified by a Registered Professional Engineer Queensland (RPEQ-Civil), in accordance with part a) of this condition.	a) Prior to commencement of works b) Prior to commencement of works c) Prior to survey plan endorsement
15 Electricity Submit to the ULDA DA Manager either: a) written evidence demonstrating that existing underground low-voltage electricity supply is available to the newly created lots; or	Prior to survey plan endorsement

CONDITIONS		TIMING									
	b) written evidence that the applicant has entered into an agreement with an authorised electricity supplier (e.g. ENERGEX) to provide underground electricity services.										
16	Telecommunications Enter into an agreement with a telecommunication carrier to provide underground telecommunication services to each new lot within and adjacent to the proposed development in accordance with Brisbane City Council's <i>Subdivision and Development Guidelines</i> .	Prior to survey plan endorsement									
17	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									
18	Infrastructure Contributions Pay to the Urban Land Development Authority a monetary contribution towards the cost of the provision of essential infrastructure. The total contribution will be calculated in accordance with the ULDA's <i>Interim Infrastructure Framework</i> (The Framework). The current applicable charge is per dwelling unit: <table border="1" data-bbox="304 1122 1086 1256"> <thead> <tr> <th colspan="3">Per Dwelling Unit</th></tr> </thead> <tbody> <tr> <td>Small (0-60m² GFA)</td><td>Small (60m²-100m² GFA)</td><td>Small (+100m² GFA)</td></tr> <tr> <td>\$7,890</td><td>\$11,010</td><td>\$18,120</td></tr> </tbody> </table> Minus any credit where evidence is provided that contributions have already been paid. The Framework specifies that the charge will be adjusted each July in accordance with the 3 year rolling average of the Road and Bridge Construction Queensland Index.	Per Dwelling Unit			Small (0-60m ² GFA)	Small (60m ² -100m ² GFA)	Small (+100m ² GFA)	\$7,890	\$11,010	\$18,120	Prior to survey plan endorsement
Per Dwelling Unit											
Small (0-60m ² GFA)	Small (60m ² -100m ² GFA)	Small (+100m ² GFA)									
\$7,890	\$11,010	\$18,120									
19	Post-Construction Self Certification Submit Post-Construction (Practical Completion) Certification, approved forms and "as Constructed" plans including an asset register, certified by a Registered Professional Engineer Queensland (RPEQ), that the plans are a true record of the works "as constructed" are in accordance with the approved plans.	Prior to the endorsement of survey plan									

Standard Advice

UDA Development Approval

This UDA Development Approval does not include assessment against the following:

- 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.
- *Plumbing and Drainage Act 2002*. Prior to commencement of any building work a Compliance Permit will be required from the Brisbane City Council.

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 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 ****

