

Urban Land Development Authority
DEV2011/182

Subdivision of 1 into 179 residential lots, 1 neighbourhood centre lot, 2 plus park, new road and a balance lot with a Plan of Development.

ULDA Decision Notice

Site Address	20 Merimbula Crs, Fitzgibbon
Real property description	Lot 4001 on SP242308
Type of approval	UDA development approval subject to conditions
Aspects of development	Reconfiguring a Lot
Description of proposal	Subdivision of 1 into 179 residential lots, 1 neighbourhood centre lot, 2 utility lots plus park, new road and a balance lot with a Plan of Development.
ULDA reference number	DEV2011/182
Decision date	09 December 2011
Currency period	4 years from Decision date

Drawing or Document	Number	Plan or Document Date
Plan of Subdivision – Area C	22743-197 Rev B	4 November 2011 (Amended in Red on 8 Dec 2011)
Plan of Development – Area C	22743-198 Rev B	07 November 2011 (Amended in Red on 8 Dec 2011)
Preliminary Roadworks Layout Plan	SK01 Rev B	14/11/11
Preliminary Stormwater Schematic	SK02 Rev B	14/11/11
WRM Water and Environment Review of Bulk Earthworks for areas C, E, F & G letter	0541-02-I	15th April 2010
Queensland Urban Utilities (QUU) Water Servicing Plan of the Fitzgibbon Urban Development Areas B, C, E1, E2, F & G	Rev No. 1	17 March 2010
Preliminary Water Schematic	SK05 Rev B	14/11/11
Sewer Servicing Plan Fitzgibbon Urban Development Area	Figure 5 – Sewer layout plan	January 2009
Preliminary Sewer Schematic	SK03 Rev B	14/11/11
TTM Proposed Fitzgibbon Chase – “Areas B, C, E and G” Preliminary Environmental Noise Impact Assessment	25850 R08	6 th November 2009
Proposal Plan for Crown Properties Pty Ltd of NRAS Housing, Lot 1012	Issue A	24 Nov 2011
Type MFD NRAS Housing, Lot 1012	Issue A	20.10.11
Type A NRAS Housing, Lot 1012	Issue B	20.10.11 (Amended in Red on 8.12.11)
Type B NRAS Housing, Lot 1012	Issue A	23 November 2011
Type C NRAS Housing, Lot 1012	Issue A	23 November 2011 (Amended in Red on 8.12.11)
Type D NRAS Housing, Lot 1012	Issue A	20.10.11
Type E NRAS Housing, Lot 1012	Issue B	23 November 2011
Type F NRAS Housing, Lot 1012	Issue A	23 November 2011
Type G NRAS Housing, Lot 1012	Issue A	23 November 2011
4.5 Terrace Cover Sheet	ULD016 DD 00.01 Rev E	18 November 2011 (Amended in Red 7

		December 2011)
4.5 Terrace Site & Location Plan	ULD016 DD 01.01 Rev E	18 November 2011 (Amended in Red 7 December 2011)
4.5 Terrace Floor Plans	ULD016 DD 02.01 Rev E	18 November 2011 (Amended in Red 7 December 2011)
4.5 Terrace Roof Plan & Legend	ULD016 DD 02.02 Rev E	18 November 2011 (Amended in Red 7 December 2011)
4.5 Terrace Elevations	ULD016 DD 03.01 Rev E	18 November 2011 (Amended in Red 7 December 2011)
4.5 Terrace Sections	ULD016 DD 04.01 Rev E	18 November 2011 (Amended in Red 7 December 2011)
Seedling Garden Villa (A-mr) Cover Sheet	112-10 DD 00.01 Rev B	13 September 2011 (Amended in Red 7 December)
Seedling Garden Villa (A-mr) Site & Location Plan	112-10 DD 01.01 Rev B	13 September 2011 (Amended in Red 7 December)
Seedling Garden Villa (A-mr) Floor Plans	112-10 DD 02.01 Rev B	13 September 2011 (Amended in Red 7 December)
Seedling Garden Villa (A-mr) Roof Plan & Legend	112-10 DD 02.02 Rev B	13 September 2011 (Amended in Red 7 December)
Seedling Garden Villa (A-mr) Elevations	112-10 DD 03.01 Rev B	13 September 2011 (Amended in Red 7 December)
Seedling Garden Villa (A-mr) Sections	112-10 DD 04.01 Rev B	13 September 2011 (Amended in Red 7 December)
Sprout Outlook Terravilla (G) Cover Sheet	112-09 DD 00.01 Rev A	16 September 2011 (Amended in Red 7 December)
Sprout Outlook Terravilla (G) Site & Location Plan	112-09 DD 01.01 Rev A	16 September 2011 (Amended in Red 7 December)
Sprout Outlook Terravilla (G) Floor Plan	112-09 DD 02.01 Rev A	16 September 2011 (Amended in Red 7 December)
Sprout Outlook Terravilla (G) Roof Plan & Legend	112-09 DD 02.02 Rev A	16 September 2011 (Amended in Red 7 December)
Sprout Outlook Terravilla (G) Elevations	112-09 DD 03.01 Rev A	16 September 2011 (Amended in Red 7 December)
Sprout Outlook Terravilla (G) Sections	112-09 DD 04.01 Rev A	16 September 2011 (Amended in Red 7 December)
Stem Outlook Terrace (C) Cover Sheet	111-04 DD00.01 Rev A	12 September 2011 (Amended in Red 7 December 2011)
Stem Outlook Terrace (C) Site & Location Plan	111-04 DD01.01 Rev A	12 September 2011 (Amended in Red 7

		December 2011)
Stem Outlook Terrace (C) Floor Plans	111-04 DD02.01 Rev A	12 September 2011 (Amended in Red 7 December 2011)
Stem Outlook Terrace (C) Roof Plan & Legend	111-04 DD02.02 Rev A	12 September 2011 (Amended in Red 7 December 2011)
Stem Outlook Terrace (C) Elevations	111-04 DD03.01 Rev A	12 September 2011 (Amended in Red 7 December 2011)
Stem Outlook Terrace (C) Sections	111-04 DD04.01 Rev A	12 September 2011 (Amended in Red 7 December 2011)
Single Storey Urban Lot – 7.5m x 14m Cover Sheet	7514 DD 00.01 Rev C	3 November 2011 (Amended in Red 7 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 7 December 2011)
Single Storey Urban Lot – 7.5m x 14m Floor Plans	7514 DD 02.01 Rev C	3 November 2011 (Amended in Red 7 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 7 December 2011)
Single Storey Urban Lot – 7.5m x 14m Elevations	7514 DD 03.01 Rev D	3 November 2011 (Amended in Red 7 December 2011)
Single Storey Urban Lot – 7.5m x 14m Sections	7514 DD 04.01 Rev A	3 November 2011 (Amended in Red 7 December 2011)
Single Storey Urban Lot – 7m x 14m Cover Sheet	0714 DD 00.01 Rev B	3 November 2011 (Amended in Red 7 December 2011)
Single Storey Urban Lot – 7m x 14m Site & Location Plan	0714 DD 01.01 Rev A	3 November 2011 (Amended in Red 7 December 2011)
Single Storey Urban Lot – 7m x 14m Floor Plans	0714 DD 02.01 Rev B	3 November 2011 (Amended in Red 7 December 2011)
Single Storey Urban Lot – 7m x 14m Roof Plan & Legend	0714 DD 02.02 Rev A	3 November 2011 (Amended in Red 7 December 2011)
Single Storey Urban Lot – 7m x 14m Elevations	0714 DD 03.01 Rev B	3 November 2011 (Amended in Red 7 December 2011)
Single Storey Urban Lot – 7m x 14m Sections	0714 DD 04.01 Rev A	3 November 2011 (Amended in Red 7 December 2011)
Stem Outlook Terrace (C) Cover Sheet	111-03 DD 00.01 Rev A	20 August 2011 (Amended in Red 7 December 2011)
Stem Outlook Terrace (C) Site & Location Plan	111-03 DD 01.01 Rev A	20 August 2011 (Amended in Red 7 December 2011)
Stem Outlook Terrace (C) Floor Plans	111-03 DD 02.01 Rev A	20 August 2011 (Amended in Red 7

		December 2011)
Stem Outlook Terrace (C) Roof Plan & Legend	111-03 DD 02.02 Rev A	20 August 2011 (Amended in Red 7 December 2011)
Stem Outlook Terrace (C) Elevations	111-03 DD 03.01 Rev A	20 August 2011 (Amended in Red 7 December 2011)
Stem Outlook Terrace (C) Sections	111-03 DD 04.01 Rev A	20 August 2011 (Amended in Red 7 December 2011)
Seedling Garden Villa Cover Sheet	T2-C DD 00.01 Rev A	14 October 2011 (Amended in Red 7 December 2011)
Seedling Garden Villa Site & Location Plan	T2-C DD 01.01 Rev A	14 October 2011 (Amended in Red 7 December 2011)
Seedling Garden Villa Floor Plans	T2-C DD 02.01 Rev A	14 October 2011 (Amended in Red 7 December 2011)
Seedling Garden Villa Roof Plan & Legend	T2-C DD 02.02 Rev A	14 October 2011 (Amended in Red 7 December 2011)
Seedling Garden Villa Elevations	T2-C DD 03.01 Rev A	14 October 2011 (Amended in Red 7 December 2011)
Seedling Garden Villa Sections	T2-C DD 04.01 Rev A	14 October 2011 (Amended in Red 7 December 2011)
Sprout Garden Terrace (E2) Cover Sheet	112-07 DD 00.01 Rev A	16 September 2011 (Amended in Red 7 December 2011)
Sprout Garden Terrace (E2) Site & Location Plan	112-07 DD 01.01 Rev A	16 September 2011 (Amended in Red 7 December 2011)
Sprout Garden Terrace (E2) Floor Plans	112-07 DD 02.01 Rev A	16 September 2011 (Amended in Red 7 December 2011)
Sprout Garden Terrace (E2) Roof Plan & Legend	112-07 DD 02.02 Rev A	16 September 2011 (Amended in Red 7 December 2011)
Sprout Garden Terrace (E2) Elevations	112-07 DD 03.01 Rev A	16 September 2011 (Amended in Red 7 December 2011)
Sprout Garden Terrace (E2) Sections	112-07 DD 04.01 Rev A	16 September 2011 (Amended in Red 7 December 2011)
Sprout Garden Terrace (E1) Cover Sheet	112-06 DD 00.01 Rev A	16 September 2011 (Amended in Red 7 December 2011)
Sprout Garden Terrace (E1) Site & Location Plan	112-06 DD 01.01 Rev A	16 September 2011 (Amended in Red 7 December 2011)
Sprout Garden Terrace (E1) Floor Plans	112-06 DD 02.01 Rev A	16 September 2011 (Amended in Red 7 December 2011)
Sprout Garden Terrace (E1) Roof Plan & Legend	112-06 DD 02.02 Rev A	16 September 2011 (Amended in Red 7 December 2011)

		December 2011)
Sprout Garden Terrace (E1) Elevations	112-06 DD 03.01 Rev A	16 September 2011 (Amended in Red 7 December 2011)
Sprout Garden Terrace (E1) Sections	112-06 DD 04.01 Rev A	16 September 2011 (Amended in Red 7 December 2011)
Sprout Garden Terrace (B) Cover Sheet	111-02 DD 00.01 Rev A	20 August 2011 (Amended in Red 7 December 2011)
Sprout Garden Terrace (B) Site & Location Plan	111-02 DD 01.01 Rev A	20 August 2011 (Amended in Red 7 December 2011)
Sprout Garden Terrace (B) Floor Plans	111-02 DD 02.01 Rev A	20 August 2011 (Amended in Red 7 December 2011)
Sprout Garden Terrace (B) Roof Plan & Legend	111-02 DD 02.02 Rev A	20 August 2011 (Amended in Red 7 December 2011)
Sprout Garden Terrace (B) Elevations	111-02 DD 03.01 Rev A	20 August 2011 (Amended in Red 7 December 2011)
Sprout Garden Terrace (B) Sections	111-02 DD 04.01 Rev A	20 August 2011 (Amended in Red 7 December 2011)
Seedling Garden TerraVilla Cover Sheet	T-7.52B DD 00.01 Rev B	17 October 2011 (Amended in Red 7 December 2011)
Seedling Garden TerraVilla Site & Location Plan	T-7.52B DD 01.01 Rev B	17 October 2011 (Amended in Red 7 December 2011)
Seedling Garden TerraVilla Floor Plans	T-7.52B DD 02.01 Rev B	17 October 2011 (Amended in Red 7 December 2011)
Seedling Garden TerraVilla Roof Plan & Legend	T-7.52B DD 02.02 Rev B	17 October 2011 (Amended in Red 7 December 2011)
Seedling Garden TerraVilla Elevations	T-7.52B DD 03.01 Rev B	17 October 2011 (Amended in Red 7 December 2011)
Seedling Garden TerraVilla Sections	T-7.52B DD 04.01 Rev B	17 October 2011 (Amended in Red 7 December 2011)
Sprout Garden TerraVilla Cover Sheet	T-7.53B DD 00.01 Rev A	17 October 2011 (Amended in Red 7 December 2011)
Sprout Garden TerraVilla Site & Location Plan	T-7.53B DD 01.01 Rev A	17 October 2011 (Amended in Red 7 December 2011)
Sprout Garden TerraVilla Floor Plans	T-7.53B DD 02.01 Rev A	17 October 2011 (Amended in Red 7 December 2011)
Sprout Garden TerraVilla Roof Plan & Legend	T-7.53B DD 02.02 Rev A	17 October 2011 (Amended in Red 7 December 2011)
Sprout Garden TerraVilla Elevations	T-7.53B DD 03.01 Rev A	17 October 2011 (Amended in Red 7 December 2011)

		December 2011)
Sprout Garden TerraVilla Sections	T-7.53B DD 04.01 Rev A	17 October 2011 (Amended in Red 7 December 2011)

PROJECT TEAM

Matt Toon Principal Planner ULDA	Helen Caswell Principal Planner ULDA	David Elliott Principal Engineer ULDA	Brianna Fyffe Planner ULDA
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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 for the relevant stage of the subdivision
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 for the relevant stage of the subdivision
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 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	As indicated and to be maintained
5	Submit external details Submit for the compliance endorsement from the ULDA, further details of the buildings, facade treatment and external materials,	Prior to approval of building works

CONDITIONS	TIMING
colours and finishes generally consistent with the approved plans for Lots 3129 to 3150 and 3195 to 3206 inclusive.	
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 site works for the relevant stage of the subdivision b) At all times during site works
7 Water Supply Reticulation a) Submit to the ULDA engineering drawings for the water reticulation system. This is to be in accordance with the approved <i>Queensland Urban Utilities (QUU) Water Servicing Plan of the Fitzgibbon Urban Development Areas B, C, E1, E2, F & G</i> Rev No. 1 dated 17th March 2010 and <i>Preliminary Water Schematic Plan SK05</i> Rev B dated 14/11/11 and certified by a Registered Professional Engineer of Queensland (RPEQ). b) Construct water reticulation in accordance with part a) of this condition c) Upon completion and certification of the works, 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	a) Prior to commencement of site works for the relevant stage of the subdivision b) Prior to survey plan endorsement of the relevant stage of the subdivision c) Prior to survey plan endorsement of the relevant stage of the

CONDITIONS		TIMING
	have been completed in accordance with part a) above.	subdivision
8	Service, meter assembly & meter box Provide a water service, approved meter assembly and meter box to the boundary of proposed Park (3,400m ²) in accordance with the <i>WSA 03-2002 Water Supply Code of Australia V2.3</i> .	Prior to survey plan endorsement for the relevant stage of the subdivision
9	Sewerage Reticulation a) Submit to the ULDA Principal Engineer certification from Registered Professional Engineer of Queensland (RPEQ) that the sewerage reticulation is designed generally in accordance with - the approved <i>Sewer Servicing Plan Fitzgibbon Urban Development Area Figure 5 – Sewer layout plan dated January 2009</i> and <i>WSA 02-2002 Sewerage Code of Australia V2.3</i> and - the approved <i>Preliminary Sewer Schematic Plan SK03 Rev B dated 14/11/11</i>. b) Construct sewerage reticulation in accordance with approved plans c) Upon completion of the works prepare and submit to the ULDA Principal Engineer "As Constructed" plans including an asset register checked by a Registered Professional Engineer Queensland (RPEQ-Civil), certifying that the works have been constructed in accordance with the approved plans.	a) Prior to commencement of site works for the relevant stage of the subdivision b) Prior to survey plan endorsement for the relevant stage of the subdivision c) Prior to survey plan endorsement for the relevant stage of the subdivision
10	Stormwater Management Submit to the ULDA Principal Engineer a detailed site based Stormwater Management Plan (SMP) certified by a Registered Professional Engineer of Queensland (RPEQ-Civil) in accordance with Brisbane City Council's <i>Subdivision and Development Guidelines</i> - Part C Site Based Stormwater Management Plan - Part B Infrastructure Elements and - Part C Water Quality Management Guidelines.	Prior to the commencement of site works for the relevant stage of the subdivision
11	Stormwater System a) Submit to the ULDA Principal Engineer designs and hydraulic calculations for the proposed stormwater drainage system checked and certified by a Registered Professional Engineer Queensland (RPEQ) generally in accordance with the approved <i>Preliminary Stormwater Schematic</i> plan number SK02 Rev B dated 14/11/11, and Brisbane City Council's <i>Subdivision and Development Guidelines 2008</i> . The calculations must demonstrate capacity of the underground stormwater pipe system to take the minor storm flow for a minimum ARI 2 year rainfall event without surcharge and demonstrate that overland flow paths are	a) Prior to the commencement of site works for the first stage of the subdivision

CONDITIONS	TIMING
provided for up to ARI 100 year runoff events clear of allotments and with suitable depth and velocity so as not to be a hazard to people or property. Where surcharge occurs for the Q2, the stormwater pipe system shall be increased to ensure that no properties are affected by the Q100. The design must take into account of proposed and constructed stormwater and flood management works downstream of the outlets and any hydraulic effects these may have on the stormwater system. Where excavation of open drains or underground pipes are required to achieve an outlet to the stormwater system and these require disturbance of controlled vegetation, obtain the appropriate permits to interfere with the controlled vegetation and carry out rehabilitation works required by those permits. b) Upon completion and certification of the works prepare and provide to the ULDA 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 Brisbane City Council's <i>Subdivision and Development Guidelines 2008</i>.	b) Prior to survey plan endorsement for the relevant stage of the subdivision
12 Flood Management a) Submit to the ULDA Principal Engineer certification from a Registered Professional Engineer of Queensland (RPEQ) that detailed design plans are in accordance with the approved: ▪ <i>WRM Water and Environment Review of Bulk Earthworks for areas C, E, F & G</i> letter reference number 0541-02-I dated 15th April 2010 and b) Construct flood management infrastructure. The construction of the flood management infrastructure shall be checked and certified by a Registered Professional Engineer Queensland (RPEQ- Civil) that all works have been inspected and been constructed in accordance with part a) of this condition. All levees constructed as part of flood solution shall be encompassed within a drainage easement in favour of the ULDA.	a) Prior to the commencement of site works for the relevant stage of the subdivision b) Prior to survey plan endorsement for the relevant stage of the subdivision
13 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 for the relevant stage of the subdivision
14 Filling and Excavation a) Submit to the ULDA Principal Engineer an earthworks plan and cross sections, checked and certified by a Registered Professional Engineer of Queensland (RPEQ-Civil) in accordance with Brisbane City Council's <i>Filling and</i>	a) Prior to commencement of works for the relevant stage of

CONDITIONS		TIMING
	<i>Excavation Code and Subdivision and Development Guidelines.</i> a) Submit to the ULDA Principal Engineer certification from a RPEQ specialising in geotechnical engineering stating that all constructed cut/fill batters and/or retaining structures have achieved adequate stability with a factor of safety greater than 1.5 and that all cut and fill operations have been carried out in accordance with AS3798 and any unsuitable material encountered has been treated or replaced with suitable replacement material and that finished fill levels have complied with part a) of this condition.	b) Prior to survey plan endorsement for the relevant stage of the subdivision
15	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
16	Roadworks a) Submit to the ULDA Principal Engineer drawings of all proposed road works and line markings checked and certified by a Registered Professional Engineer of Queensland (RPEQ-Civil) generally in accordance with the approved <i>Roadworks Layout Plan SK01 Rev B</i> dated 14/11/11 and Brisbane City Council's <i>Subdivision and Development Guidelines 2008</i>. b) Construct the road 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) generally in accordance with part a) of this condition.	a) Prior to commencement of works for the relevant stage of the subdivision b) Prior to survey plan endorsement for the relevant stage of the subdivision c) Prior to survey plan endorsement for the relevant stage of the subdivision
17	On-Street Parking a) Submit for compliance endorsement by the ULDA an analysis of on-street parking needs and demonstrating sufficient car parking spaces for the precinct. The parking layout shall be designed in accordance with AS2890:5 Parking Facilities – On street Parking. b) Construct on-street parking bays in accordance with the endorsed plans from part a) of this condition.	a) Prior to the commencement of works for Stage 1 b) Prior to survey plan endorsement for the relevant

CONDITIONS	TIMING
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	stage of the subdivision c) Prior to survey plan endorsement for the relevant stage of the subdivision
18 Street Lighting Design and install a street lighting system (including connections and energising) to all roads and relevant laneways within and bounding the subdivision and to all footpaths/bikeways within road reserves associated with the subdivision. The design and construction of the street lighting system must: ▪ be in accordance where relevant with Chapter 7 of Brisbane City Council's <i>Subdivision and Development Guidelines</i> and Drawings ▪ meet the relevant requirements of the electricity supplier (where the supplier is Energex, this includes Energex's <i>Public Lighting Construction Manual</i>) ▪ be acceptable to the electricity supplier as 'Rate 2 Public Lighting' (refer Energex's Rate 2 Public Lighting Design Parameters). ▪ be designed and positioned to comply with AS 4282:1997 <i>Control of the Obtrusive Effects of Outdoor Lighting</i> and AS11583.1:2005 <i>Pedestrian area category P) lighting</i> to minimise the impact upon the fauna in the adjacent bushland areas.	Prior to survey plan endorsement for the relevant stage of the subdivision
19 Footpaths a) Construct footpaths in the locations shown on approved <i>Plan of Subdivision – Area C 22743-197 Rev B</i> dated 4 November 2011 (Amended in Red on 8 Dec 2011) and submit engineering plans to the ULDA Principal Engineer checked by a RPEQ showing the design of the pathways including any signs and traffic safety signs, markings and devices in accordance with Brisbane City Council's <i>Subdivision and Development Guidelines 2008</i>. d) 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 survey plan endorsement for the relevant stage of the subdivision b) Prior to survey plan endorsement for the relevant stage of the subdivision
20 Electricity Submit to the ULDA Principal Engineer either: a) written evidence demonstrating that existing underground low-voltage electricity supply is available to the newly created lots; or b) written evidence that the applicant has entered into an agreement with an authorised electricity supplier (e.g. ENERGEX) to provide underground electricity services.	Prior to survey plan endorsement for the relevant stage of the subdivision

CONDITIONS		TIMING
21	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 for the relevant stage of the subdivision
22	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 for the relevant stage of the subdivision
23	Acoustic requirements a) Construct an acoustic barrier at least 2.4m high along the full length of the western site boundary of Lots 3042 to 3071 in accordance with the recommendations made in Part 7 of the approved <i>TTM Proposed Fitzgibbon Chase "Areas B, C, E and G" - Preliminary Environmental Noise Impact Assessment</i> report No. 25850 R08 dated 6 th November 2009. b) All potential purchasers of lots 3026 to 3076 and 3085 to 3101 shall be advised in writing that further acoustic assessment is required for future house plans as identified in the approved <i>TTM Proposed Fitzgibbon Chase "Areas B, C, E and G" - Preliminary Environmental Noise Impact Assessment</i> No. 25850 R08 dated 6 th November 2009.	a) Prior to survey plan endorsement for the relevant stage of the subdivision b) As indicated
24	Landscape Works in Park and Dedication a) Submit to the ULDA for approval a detailed Landscape Plan certified by a suitably qualified professional for improvement works within the proposed parks and public spaces and the requirements detailed in <i>Brisbane City Plan 2000 - Planning Scheme Policy 1, Subdivision and Development Guidelines</i> , current Australian Standards and is to document the following: Existing contours or site levels. - Location of existing under- and above-ground services within the proposed parkland (eg. drainage, water reticulation, sewerage, electricity, gas, telecommunications etc.). - Removal of weed species, barbed wire, building materials, rubbish, debris and other obstacles which may present a public liability risk. - Location and description of existing fencing and retaining walls within and abutting the park. Site Preparation - Proposed finished levels, including sections across and through the parkland at critical points (eg. Interface with roads or water bodies, retaining walls or batters).	a) Prior to commencement of works for relevant stage of the subdivision

CONDITIONS	TIMING
New Works ▪ Location of proposed drainage and stormwater works within the park, including cross-sections and descriptions. ▪ Provision of electricity and water connections to the park. ▪ Construction of vehicle barriers/bollards along park frontages to prevent unauthorised vehicular access. ▪ Provision of a lock-rail access point (positioned at a level and logical point) and associated vehicular crossover to each road frontage to parkland. ▪ Details and locations of any proposed building works or planting, including: bridges, park furniture, picnic facilities and play equipment. ▪ Surface treatments, including the preparation of all open ground within the proposed parkland to ensure that it is topsoiled, grassed and suitable for mowing. Grassing is to achieve 80% coverage at the time of On Maintenance inspection. ▪ Provision of a sub-tropical plant schedule listing all proposed plants by botanical name, quantity and size at time of planting. b) Construct landscape works Construct the works in accordance with the approved plan from part a) of this condition. c) On Maintenance Provide 12 months maintenance to the parks, commencing on receipt of written confirmation from the ULDA that works are satisfactory. d) Off Maintenance Inspection On completion of the 12 months maintenance period, contact the ULDA, Principal Engineer to arrange an Off Maintenance inspection. e) Transfer and surrender to the Crown Transfer and surrender to the Crown as "park for public use" Lots shown as Park on the approved Plan of Subdivision Area C 22743 – 197 Rev B dated 04 November 2011 (Amended in Red on 8 Dec 2011)	b) Prior to survey plan endorsement for relevant stage of the subdivision c) As indicated d) As indicated e) Prior to commencement of use
26 Street Trees a) Submit to the ULDA for approval a Street Tree Plan. The plan is to include trees to all street frontages at spacing's in accordance with the Brisbane City Council's <i>Subdivision and Development Guidelines</i>, or a minimum of one (1) tree per additional allotment, whichever is the greater. b) Provide street trees in accordance with the approved Street Tree Plan. c) Provide 12 months maintenance to the street trees, commencing on receipt of written confirmation from the ULDA that planting is satisfactory. d) Obtain written confirmation from the ULDA Principal Engineer	a) Prior to commencement of works on site b) Prior to survey plan endorsement c) As indicated d) At the conclusion

CONDITIONS		TIMING									
	that the street trees have been maintained to a satisfactory standard.	of the 12 months maintenance period									
27	Pre-Construction Self Certification No work shall commence until the ULDA acknowledges in writing receipt of certification package(s) from the Project Coordinator in accordance with ULDA Certification Procedures Manual.	Prior to commencement of site works for the relevant stage of the subdivision									
28	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 for the relevant stage of the subdivision									
29	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 applicable charge is per dwelling unit: <table border="1"> <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 endorsement of survey plan for the relevant stage of the subdivision
Per Dwelling Unit											
Small (0-60m ² GFA)	Small (60m ² -100m ² GFA)	Small (+100m ² GFA)									
\$7,890	\$11,010	\$18,120									

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).

Urban Land Development Authority
DEV2011/182

Subdivision of 1 into 179 residential lots, 1 neighbourhood centre lot, 2 plus park, new road and a balance lot with a Plan of Development.

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 ****