

Urban Land Development Authority
DEV-000015_09
112 Cullen Ave, Eagle Farm

UDA Development Approval Package

Address of Site	112 Cullen Ave, Eagle Farm
Real Property Description	Lot 617 on RP214770.
Type of Approval	Reconfiguring a Lot
Description of proposal	Subdivision 1 into 2 Lots
ULDA Reference Number	DEV-000015_09
Package Approved	7 th September 2009
Package Status	Approved

Drawing or Document	Number	Plan or Document Date
Proposed Lots 1 & 2 Cancelling Lot 617	B2957-03/D	22 nd July 2009

PROJECT TEAM

Matt Toon Principal Planner Development Assessment Urban Land Development Authority	Darryl Hayter Project Coordinator BMD Consulting
---	---

GENERAL – All these conditions apply

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 the site and to be maintained
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, drawing(s).	Prior to survey plan endorsement
3 Erosion and Sediment Control At all times during construction activities implement an Erosion and Sediment Control (ESC) Management Plan, which has been certified by a Registered Professional Engineer of Queensland (RPEQ), in accordance with the <i>ULDA Certification Procedures Manual</i> .	As indicated
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 drainlines) that may occur during any works carried out in association with the approved development.	Prior to survey plan endorsement

CONDITIONS		TIMING
5	Provide/Extend Sewer Property Connection Submit engineering plans prepared, checked and certified by a Registered Professional Engineer of Queensland (RPEQ). Obtain the written agreement of Brisbane Water to the proposed sewer system and submit this with the engineering plans. This work is to be certified by a suitably qualified professional in accordance with the <i>ULDA Certification Procedures Manual</i> .	Prior to survey plan endorsement
6	Provide Water Service and Meter for Each Lot Submit engineering plans prepared, checked and certified by a Registered Professional Engineer of Queensland (RPEQ). Obtain the written agreement of Brisbane Water to the proposed water reticulation system and submit this with the engineering plans. Provide a water supply reticulation system and metered assembly to each allotment in accordance with the " <i>BCC Water Supply Standards - 2005</i> ". This work includes all external augmentation works required to achieve adequate water supply to the site. This work is to be certified by a suitably qualified professional in accordance with the <i>ULDA Certification Procedures Manual</i> .	Prior to survey plan endorsement
7	Electricity (Underground Supply Area) Provide underground electricity services to each new lot in accordance with an approved electricity reticulation plan and Brisbane City Council's "Subdivision and Development Guidelines". Enter into an agreement with Energex.	Prior to survey plan endorsement
8	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 "Subdivision and Development Guidelines".	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 "Subdivision and Development Guidelines".	Prior to survey plan endorsement
10	Pre-Construction Certification No work shall commence until the ULDA acknowledges in writing receipt of certification package(s) from the Project Coordinator in accordance with <i>ULDA Certification Procedures Manual</i> .	As indicated
11	Post-Construction Certification	Prior to commencement of

CONDITIONS		TIMING
	Submit to the ULDA evidence of Post-Construction Certification which includes: - Signed ULDA post-construction certification form, including all necessary attachments; and - An asset register, certified by a Registered Professional Engineer Queensland (RPEQ), that the plans are a true record of the works "as constructed" and are in accordance with the approved plans and any ULDA endorsed modifications.	defects liability period
12	Granting Access Easements Grant the following easements: - Easement A for access purposes over proposed lot 1 in favour of proposed lot 2 on Plan No B2957-03/D. - Easement B for access purposes over proposed lot 2 in favour of proposed lot 1 on Plan No B2957-03/D.	Prior to endorsement of survey plan
13	Infrastructure Contributions Pay to the Urban Land Development Authority a monetary contribution towards the cost of the provision of essential water, sewerage, transport, waterway and community infrastructure. The contribution shall be calculated under the relevant Brisbane City Council Infrastructure Contributions Planning Scheme Policies and at the ICU rate applicable at the time of payment.	Prior to endorsement of survey plan

ADVICE

Brisbane City Council Service Connections

To obtain endorsement for connection into BCC's water and sewer system you will be required to submit an operational works application to BCC development assessment team north. Please note that BCC will not issue an operational works approval, only a letter of endorsement.

**** End of Package ****

