

UDA Development Approval Package

Site Address	17-20 Carnarvon Crescent, Fitzgibbon
Real property description	Lot 10 on SP223412
Type of approval	Material change of use
Description of proposal	Multiple residential (10 units)
ULDA reference number	DEV000021_09
Decision	APPROVED
Decision date	21 December 2009

Approved Drawings or Documents	Number	Plan or Document Date
Site Plan	W-001 Rev G	27.11.09
Ground Floor	W-101 Rev H	14.12.09
First Floor	W-102 Rev F	18.09.09
Upper Roof	W-103 Rev E	18.09.09
Ground Floor	W-104 Rev G	18.09.09
Elevations	W-201 Rev C	10.12.09
Elevations - Interior	W-202 Rev F	18.09.09
Sections	W-301 Rev E	18.09.09
Southern Elevations	W-511 Rev E	18.09.09
Shading Concept Plan	W-823 Rev A	18.09.09
Unit Type F1 Details	W-F1-401 Rev C	18.09.09
Unit Type F2 Details	W-F2-401 Rev D	18.09.09
Unit Type H1 Details	W-H1-401 Rev E	18.09.09
Unit Type H2 Details	W-H2-401 Rev B	18.09.09
Unit Type H3 Details	W-H3-401 Rev B	18.09.09
Unit Type H3 Details	W-H3A-401 Rev C	18.09.09

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 Complete all Operational and Building Works Complete all work associated with this development approval, including work required by all of the following conditions. Such work is to be carried out generally in accordance with the approved plans, drawings and documents.	Prior to the commencement of use
2 Approval of 'as constructed' sustainable design Submit written confirmation that the development has been built to achieve a 6-star energy efficiency rating accredited by either the Nationwide House Energy Rating Scheme (NatHERS), BERS or Pro Version 2.	Prior to the commencement of use
3 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	While site works are occurring and then to be maintained

CONDITION	TIMING
Engineers, Australia Queensland Division June 1996) as a minimum standard.	
4 Sewer connection a) Submit for approval engineering plans showing the design of the sewer property connection to serve the development. A Registered Professional Engineer of Queensland (RPEQ) is to certify on the plans that the design is in accordance with Brisbane City Council's <i>Sewerage Standards - 2005</i> b) Submit 'as constructed' plans verified by a Registered Professional Engineer of Queensland-Civil (RPEQ-Civil) confirming that the works have been completed in accordance with the approved plans.	a) Prior to commencement of work b) Prior to the commencement of the on-maintenance period or prior to commencement of use
5 Water service, meter assembly & meter box Obtain from 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's <i>Water Supply Standards - 2005</i> Construct the works in accordance with the approval.	Prior to commencement of use
6 On-site drainage Stormwater run-off from roof and developed surface areas and any runoff onto the site from adjacent areas, are to be collected internally and directed to a lawful point of discharge in accordance with the Brisbane City Council's <i>Subdivision and Development Guidelines</i>.	Prior to commencement of use and then to be maintained
7 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
8 Telecommunications Enter into an agreement with a telecommunication carrier to provide underground telecommunication services within and adjacent to the proposed development in accordance with the Brisbane City Council's <i>Subdivision and Development Guidelines</i>.	Prior to commencement of use
9 Electricity (Underground Supply Area) Enter in an agreement with an electricity supplier to provide the service to each dwelling unit.	Prior to commencement of use
10 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

CONDITION	TIMING
11 Provide permanent vehicle crossovers Construct permanent vehicular crossovers for each dwelling unit in accordance with the approved plans and to relevant specifications set out in Brisbane City Council Standard Drawing UMS223, with the following variations: (a) Minimum width of single garage driveways will be 2.4 metres, and (b) Driveways are not to include tapers	Prior to commencement of use
12 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
13 Waste management Enter into an agreement with Brisbane City Council to provide a waste collection service to the development.	Prior to commencement of use
14 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
15 Detailed Landscape Plan Prepare a detailed Landscape Plan for all internal courtyard areas and areas fronting Carnarvon Crescent. Landscape is to ensure: ▪ selected species do not block out visual surveillance to adjacent footpaths ▪ a high level of visual amenity to Carselgrove Avenue. This work is to be certified by a suitably qualified landscape architect professional in accordance with Best Trade Practice. On completion, provide written certification from a licensed and experienced Landscape Architect or Landscape Contractor that the completed landscaping complies with the detailed landscape plan.	Prior to commencement of use
16 Pre-construction certification No work shall commence until the ULDA acknowledges in writing receipt of all pre-construction certification requirements as indicated within this conditions package.	As Indicated.
17 Post-Construction 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 endorsed plans and/or approved modifications.	As Indicated.

CONDITION		TIMING
18	Infrastructure Contributions Pay to the Urban Land Development Authority (ULDA) 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. A credit for four (4) residential lots will be applied in determining the final infrastructure contributions.	Prior to commencement of use

STANDARD ADVICE

Brisbane City Council Service Connections

To connect into Brisbane City Council's water and sewer system you will be required to submit an application and pay an applicable fee to the Council's Development Assessment Team North. Please note that the Council will issue a letter of endorsement rather than an operational works approval.

Equitable Access

You are notified of your responsibility to provide equitable access for disabled persons to and within the site in accordance with the *Queensland Anti-Discrimination Act 1991*, the *Federal Disability Discrimination Act 1992* and Australian Standard AS1428 Parts 1-4 Australian Standard for Access and Mobility.

This development approval does not indicate that the proposal complies with these requirements. Determination of compliance with these requirements is the sole responsibility of the owner/builder/developer of the proposal.

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.

**** End of Package ****