

2 December 2010

ULDA Ref No: DEV2010/052

AV Jennings Properties
Attn Geoff Flook
PO Box 339
TOOWONG QLD 4066

Dear Geoff

**RE: UDA DEVELOPMENT APPROVAL FOR MATERIAL CHANGE OF USE – MULTIPLE RESIDENTIAL
(15 DWELLING UNITS) AT LOTS 47-51 DIAMATINA CRESCENT, FITZGIBBON DESCRIBED AS
LOTS 47-51 ON SP234611**

I am pleased to inform you that your application was approved on 1 December 2010 in accordance with the attached UDA Development Approval Package.

This application and its decision can also be viewed in the ULDA Development Approvals Register via our website www.ulda.qld.gov.au.

If you have any further questions with regard to the matter, please contact me on 3024 4166.

Yours sincerely



Matt Toon
PRINCIPAL PLANNER

UDA Development Approval Package

Site Address	Lot 47-51 Diamantina Cres, Fitzgibbon
Real property description	Lot 47-51 SP234611
Type of approval	Material change of use
Description of proposal	Multiple residential (15 attached dwelling units)
ULDA reference number	DEV2010/052
Decision	Approved
Decision date	1 December 2010

Approved Drawings or Documents	Number	Plan or Document Date
Typical Unit Plans	SK-203 Rev D	15/07/10
Typical Unit Plans	SK-204 Rev H	15/07/10
Site Plan, First Floor Pan	SK-201 Rev L	15/07/10
Elevations	SK-301 Rev I (Amended in Red)	15/07/10
Elevations	SK-302 Rev E (Amended in Red)	15/07/10
Fencing Plan	SK-802 Rev B (Amended in Red)	15/07/10

PROJECT TEAM

Matt Toon Principal Planner Development Assessment Urban Land Development Authority	Con de Groot Principal Engineer Development Assessment Urban Land Development Authority
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CONDITION		TIMING
1	Carry out the approved development Carry out the development generally in accordance with the approved plan/s. drawing/s and document/s.	Prior to the commencement of use and to be maintained
2	Detailed Landscape Plan a. Prepare and submit to the ULDA a detailed Landscape Plan for all internal landscaped areas. Landscaping is to ensure: ▪ selected species and fencing does not block visual surveillance to adjacent footpaths ▪ selected species are drought tolerant and low maintenance ▪ a high level of visual amenity to street frontages. Submit to the ULDA certified plans by a suitably qualified AILA landscape architect professional in accordance with the above requirements. b. On completion of the landscape works, provide to the ULDA written certification from a licensed and experienced AILA Landscape Architect or Landscape Contractor that the completed landscaping complies with part a. of this condition.	a. Prior to commencement of landscape works b. Prior to commencement of use and to be maintained
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 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 commencement of use and then to be maintained
5 Stormwater Drainage Infrastructure Submit to the ULDA Principal Engineer for approval drainage plans and engineering calculations certified by Registered Professional Engineer of QLD (RPEQ) in accordance with Council's <i>Subdivision and Development Guidelines</i> demonstrating the design of the drainage from all developed surfaces including roof and hardstand area directed to a lawful point of discharge.	Prior to building work commencing
6 Sewer & Water Connection a. Obtain approval from Queensland Urban Utilities (QUU) to connect into the existing water and sewerage infrastructure. Submit for approval to QUU engineering plans showing the design of any sewer property connections to serve the development. A Registered Professional Engineer of QLD (RPEQ) is to verify the plan and ensure the design in accordance with QUU's current Sewerage Standards. b. Construct the sewer and water connection in accordance with the approved plans required in part a. of this condition Submit to QUU and the ULDA As-constructed plans verified by a Registered Professional Engineer of QLD (RPEQ) confirming all works have been completed in accordance with the approved plans. c. Provide to the ULDA all approval correspondence from QUU relating to part a. of this condition	a. Prior to commencement of work b. Prior to the commencement of use c. Prior to commencement of use
7 Service, meter assembly & meter box Obtain from the Queensland Urban Utilities (QUU) 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 Current Standards. Construct the works in accordance with the Queensland Urban Utilities (QUU) Approval.	Prior to the commencement of the use
8 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 and to be maintained

CONDITION		TIMING									
9	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									
10	Infrastructure Contributions Pay to the Urban Land Development Authority a monetary contribution towards the cost of the provision of essential infrastructure. The contribution shall be calculated in accordance with the ULDA's interim infrastructure framework and at the rate applicable at the time of payment. This interim infrastructure framework will apply upto July 2011. Beyond that date, a new infrastructure framework will be applicable. The current applicable charge is: <table border="1"> <tr> <td>10 Medium units @ 60-100m² GFA</td><td>\$10,495 / unit</td><td>\$104,950</td></tr> <tr> <td>5 Large units @ >100m² GFA</td><td>\$17,275 / unit</td><td>\$86,375</td></tr> <tr> <td>TOTAL</td><td></td><td>\$191,325*</td></tr> </table> * Charge will be adjusted each July in accordance with the 5 year rolling average of the Road and Bridge Construction Queensland Index	10 Medium units @ 60-100m ² GFA	\$10,495 / unit	\$104,950	5 Large units @ >100m ² GFA	\$17,275 / unit	\$86,375	TOTAL		\$191,325*	Prior to endorsement of survey plan
10 Medium units @ 60-100m ² GFA	\$10,495 / unit	\$104,950									
5 Large units @ >100m ² GFA	\$17,275 / unit	\$86,375									
TOTAL		\$191,325*									

STANDARD ADVICE

UDA Development Approval

This UDA Development Approval does not include assessment against the 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.

Brisbane City Council (BCC) or Queensland Urban Utilities (QUU) Endorsement

For any conditions in this package that require the approval 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

Urban Land Development Authority DEV2010/052
Lot 47-51 Diamantina Cres, Fitzgibbon

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 ****

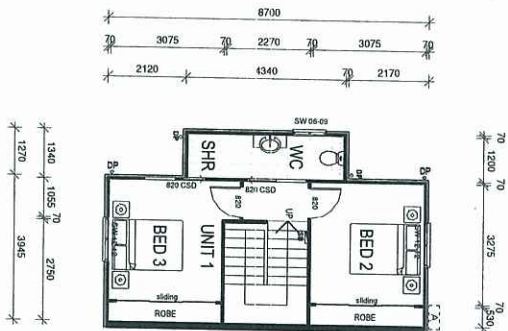
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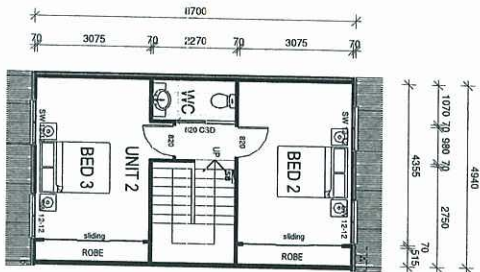
1. Confirm all dimensions and levels on site before commencing work.
2. Fitted dimensions shall take precedence over scaled dimensions.
3. Dimensions relate to structure only and do not include linings or claddings unless noted otherwise.
4. All work, materials and construction to comply with the Queensland Building Act 1975-1982 and the Building Code of Australia.

AMENDMENTS

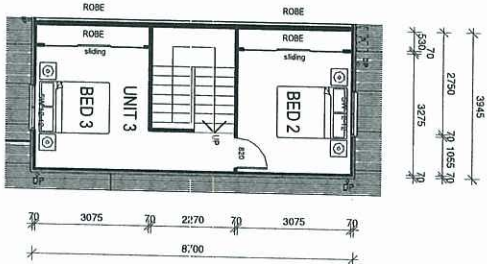
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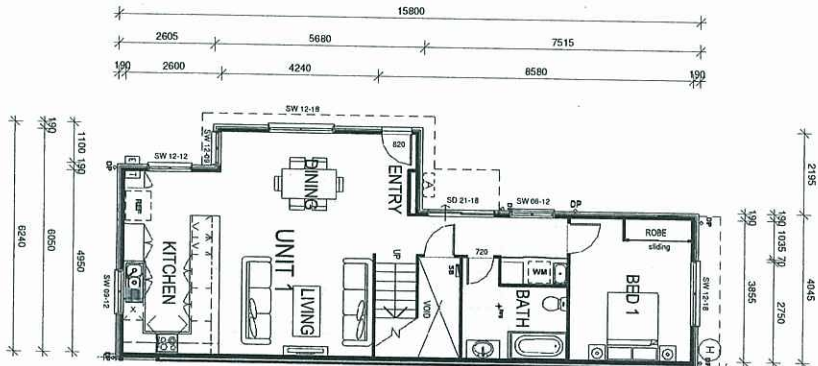
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SK-203 1:100



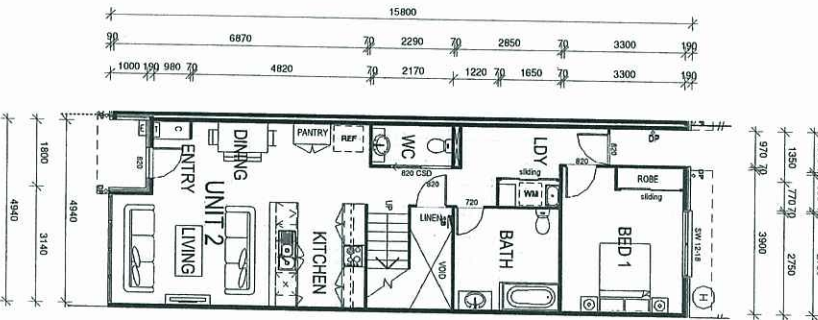
4 UNIT TYPE B1 - FIRST FLOOR
SK-203 1:100



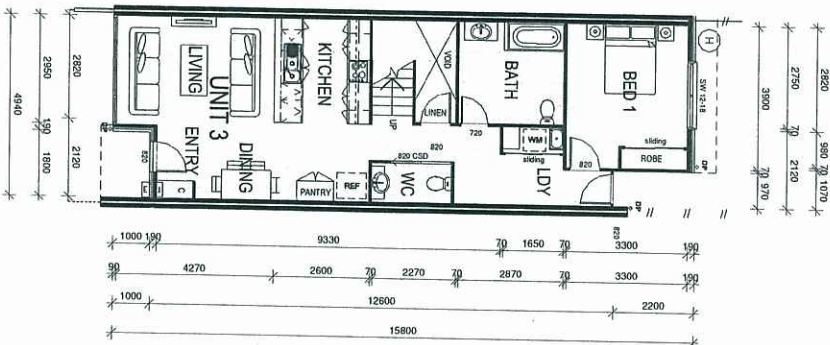
6 UNIT TYPE B2 - FIRST FLOOR
SK-203 1:100



1 UNIT TYPE A - GROUND
SK-203 1:100



3 UNIT TYPE B1 - GROUND
SK-203 1:100



5 UNIT TYPE B2 - GROUND
SK-203 1:100

PLANS AND DOCUMENTS
referred to in the ULDA
APPROVAL dated 1/12/10

ideaarchitecture

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client AV JENNINGS

project FITZGIBBON CHASE
RESIDENCE-STAGE 3AB

locale FITZGIBBON -
LOTS 47 - 51

title TYPICAL UNIT PLANS

scale	1:100	drawn	VN
date	15.07.2010	checked	FI
job no	1002_1137	dwg no / cadfile	SK-203
rev	D	rev	D

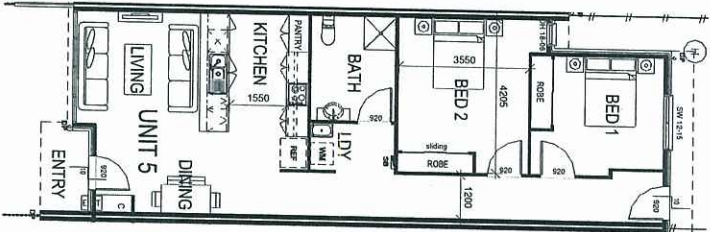
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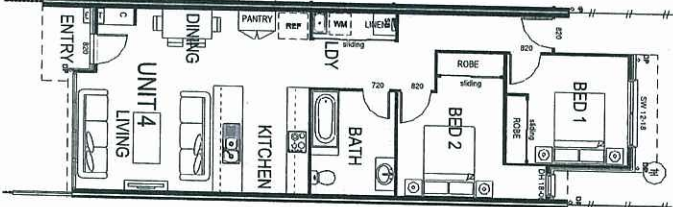
1. Confirm all dimensions and levels on site before commencing work.
2. All work shall be in accordance with the latest Australian Standards, unless noted otherwise.
3. Dimensions relate to structure only and do not include cladding or finishes.
4. All work, materials and construction to comply with the Queensland Building Act 1975-1992 and the Building Code of Australia.

AMENDMENTS

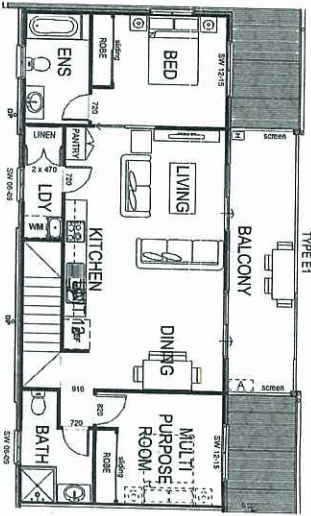
rev	date	detail	checked
E	29/07/10	DA ISSUE	FI
F	12/08/10	GENERAL AMENDMENT	FI
G	16/09/10	AMEND UNIT TYPE C	FI
H	04/10/10	ADD WINDOW TO UNIT TYPE E1 & E4	FI



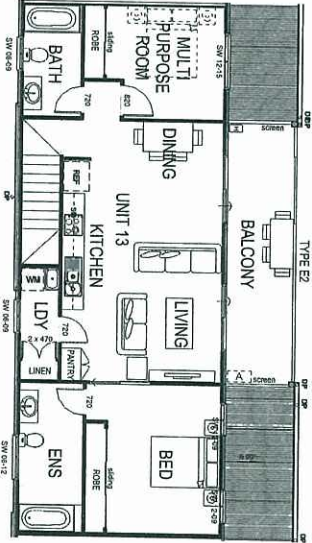
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SK-204 1:100



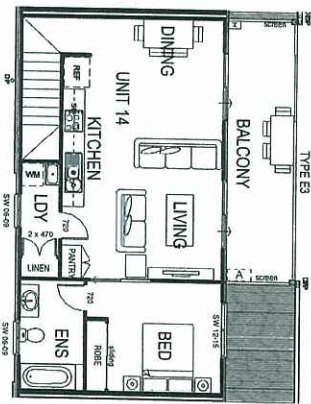
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SK-204 1:100



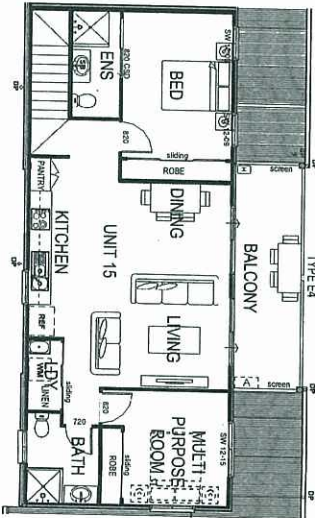
3 UNIT TYPE E1
SK-204 1:100



4 UNIT TYPE E2
SK-204 1:100



5 UNIT TYPE E3
SK-204 1:100



6 UNIT TYPE E4
SK-204 1:100

PLANS AND DOCUMENTS
referred to in the ULDA
APPROVAL dated 1/12/10

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client AV JENNINGS

project FITZGIBBON CHASE
RESIDENCE - STAGE 3AB

locle FITZGIBBON -
LOTS 47 - 51

title TYPICAL UNIT PLANS

scale	1:100	drawn	VN
date	15.07.2010	checked	FI
job no	1002_1137	divg no / cadfile	SK-204
rev		rev	H

STAGE 3AB, LOTS 47 TO 51

DEVELOPMENT SUMMARY:

SITE ADDRESS:

FITZGIBBON CHASE, FITZGIBBON

TOTAL SITE AREA:

2112 sqm

PROPOSED NUMBER OF SINGLE UNIT DEVELOPMENTS:

15

TOTAL GROSS FLOOR AREA :

1299 sqm (61.5 %)

SITE COVERAGE :

1351 sqm (64 %)

CAR PARKING SPACES :

31 (11 off-street parking spaces)

UNIT TYPE SCHEDULE:

NAME	BEDROOM	GARAGE (PARKING SPACE)	NO OF UNITS	UNIT
TYPE A	3	2	2	1, 11
TYPE B1	3	2	1	2
TYPE B2	3	2	2	3, 10
TYPE C	2	1	4	5, 6 (ACCESSIBLE UNITS)
TYPE D	2	1	2	4, 7, 8, 9
TYPE E1	1	1	1	12
TYPE E2	1	1	1	13
TYPE E3	1	1	1	14
TYPE E4	1	1	1	15



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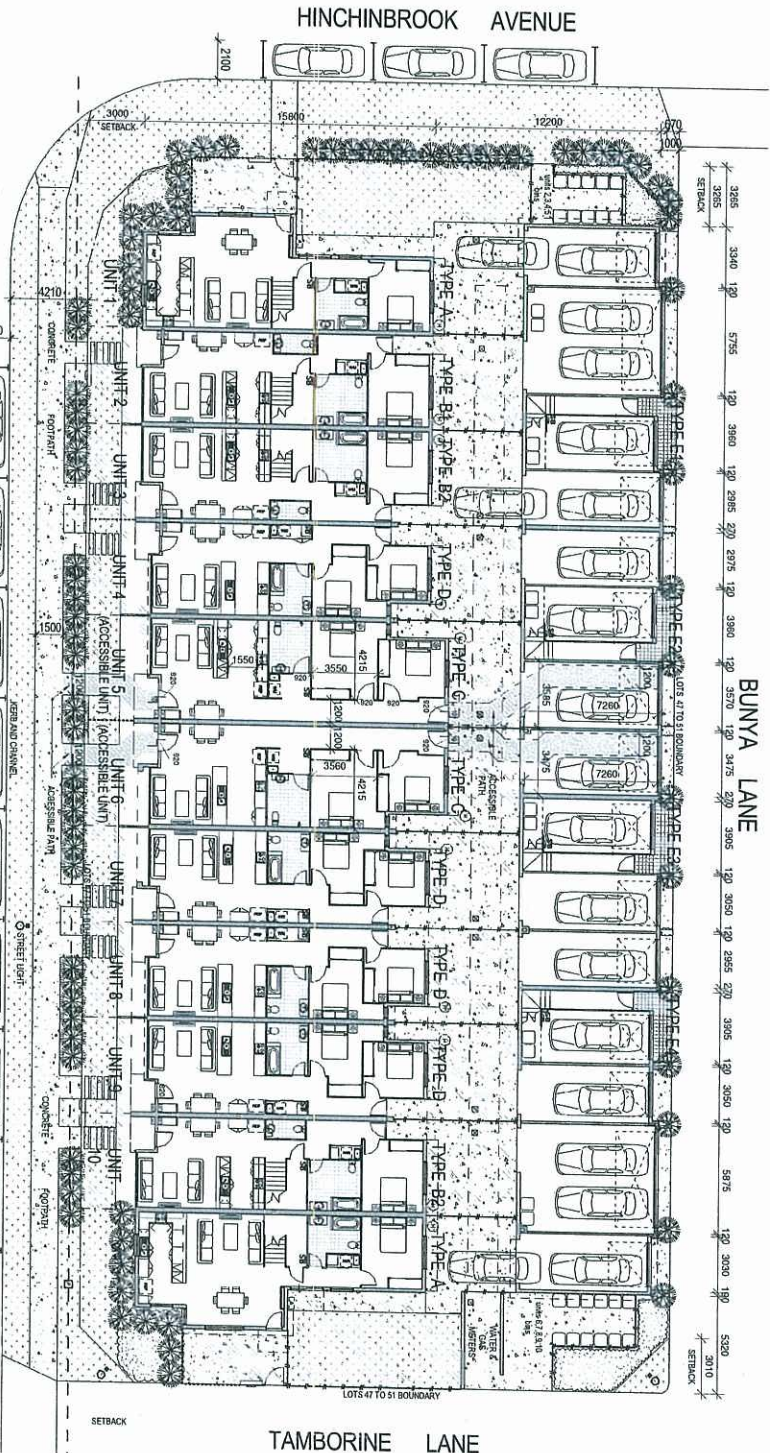
client AV JENNINGS

project FITZGIBBON CHASE
RESIDENCE -STAGE 3AB

locale FITZGIBBON -
LOTS 47 - 51

title SITE PLAN, FIRST
FLOOR PLAN

scale	As indicated	drawn	VN
date	15.07.2010	checked	FI
job no	1002_1137	dwg no / cadfile	SK-201
		rev	L

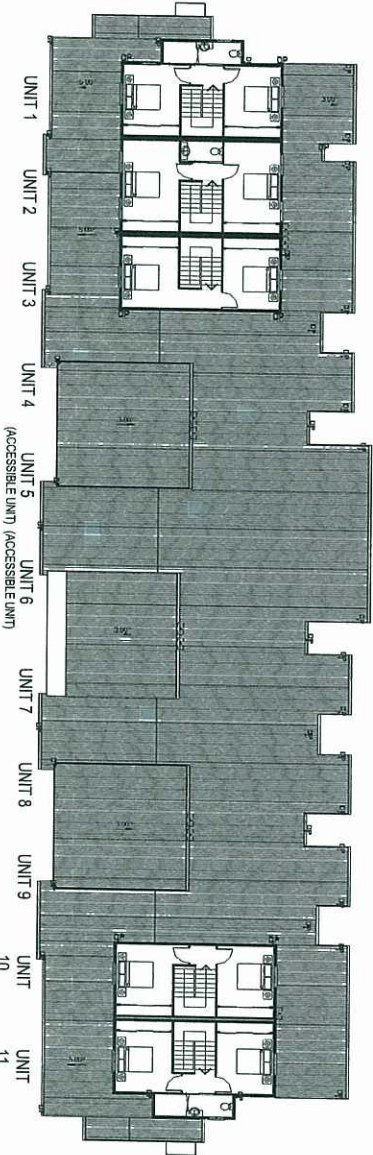
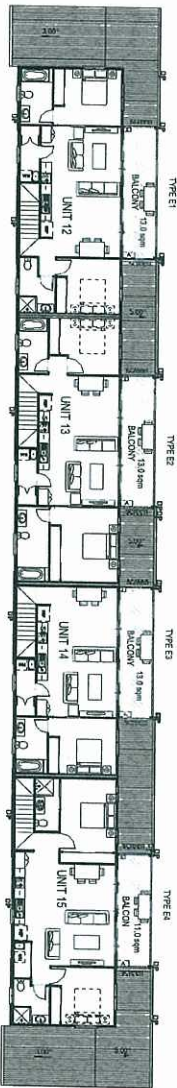


1 SITE PLAN

SK-201

1:200

DIAMANTINA CRESENT



2 FIRST FLOOR PLAN

SK-201

1:200

LEGEND:

- GARDEN
- PRIVATE OPEN SPACE
- TURF
- CONCRETE PAVING
- ALUMINIUM FENCE
- TIMBER FENCE
- UNDERGROUND HW & LV ROUTE
- STREETLIGHT
- METER BOX
- WATER HEATER
- TELECOMMUNICATIONS COMPARTMENT
- ELECTRICITY COMPARTMENT
- SERVICE PILLAR
- RHEEM MODEL 55335 6519 ELECTRIC HOT WATER HEAT PUMP
- AIR CONDITIONING UNIT
- BM
- COMPOST BM
- CLOTHES LINE

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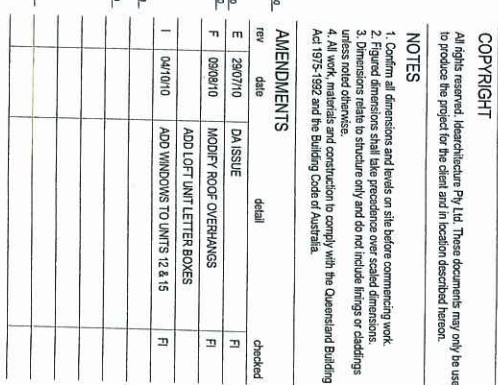
NOTES

- Confirm all dimensions and levels on site before commencing work.
- Figured dimensions shall have precedence over scaled dimensions.
- Dimensions relate to structure only and do not include linings or claddings unless noted otherwise.
- All work, materials and construction to comply with the Queensland Building Act 1975 (BSZ) and the Building Code of Australia.

AMENDMENTS

rev	date	detail	checked
G	12/07/10	DA ISSUE	FI
H	09/08/10	UNIT 1 & 11: MODIFY AC UNIT POSITION	FI
		MODIFY MAIN GATE & FENCE	
I	12/08/10	UNIT 3 & 6: ACCESSIBLE UNITS	FI
J	18/09/10	GENERAL AMENDMENT	FI
K	16/09/10	AMEND FENCES	FI
L	04/10/10	AMEND UNITS 5 & 6	FI
		ADD WINDOWS TO UNITS 12 & 15	FI

1	SOL
SK-301	1 : 100



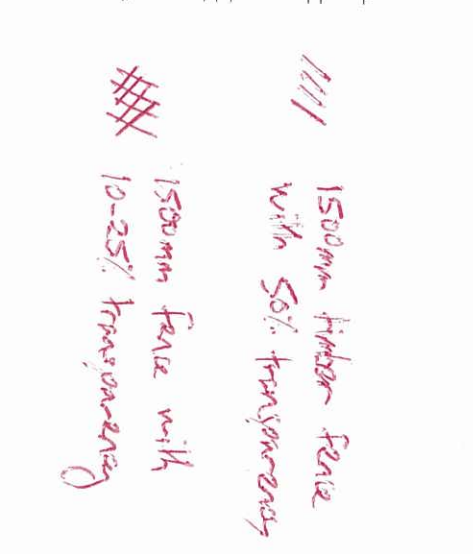
2
NOF
SK-301
1 : 100



3 EAS
SK-301 1 : 100



4
SK-301
WES
1:100

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client
AV JENNINGS

project
FITZGIBBON CHASE
RESIDENCE-STAGE 3AB

localite	FITZGIBBON - LOTS 47 - 51
titre	ELEVATIONS

job no	dwg no / cadfile	rev
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1. Confirm all dimensions and levels on site before commencing work.
2. Figured dimensions shall take precedence over scaled dimensions.

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4. All work, materials and construction to comply with the Queensland Building Act 1975-1982 and the Building Code of Australia.

rev	date	detail	checked
D	29/07/10	DAISSUE	FI

E	09/08/10	ADD PRIVACY SCREENS TO WINDOWS	FI
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[illegible]

AMENDED IN RED
13 OCT 2010

referred to in the ULDA
APPROVAL dated 1/12/14

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client | **AV JENNINGS**

project	FITZGIBBON CHASE RESIDENCE-STAGE 3AB
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localité	FITZGIBBON - LOTS 47 - 51
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title	ELEVATIONS

scale	1 : 100	drawn	VN
date	15.07.2010	checked	FI
job no		dwg no / cadfile	rev

Original Sheet Size A1 594x840mm

Z:\10\1002-1137-FITZGIBBON CHASE_FITZGIBBON_A_SK11137_CD_LOTS 47 TO 51.RVT

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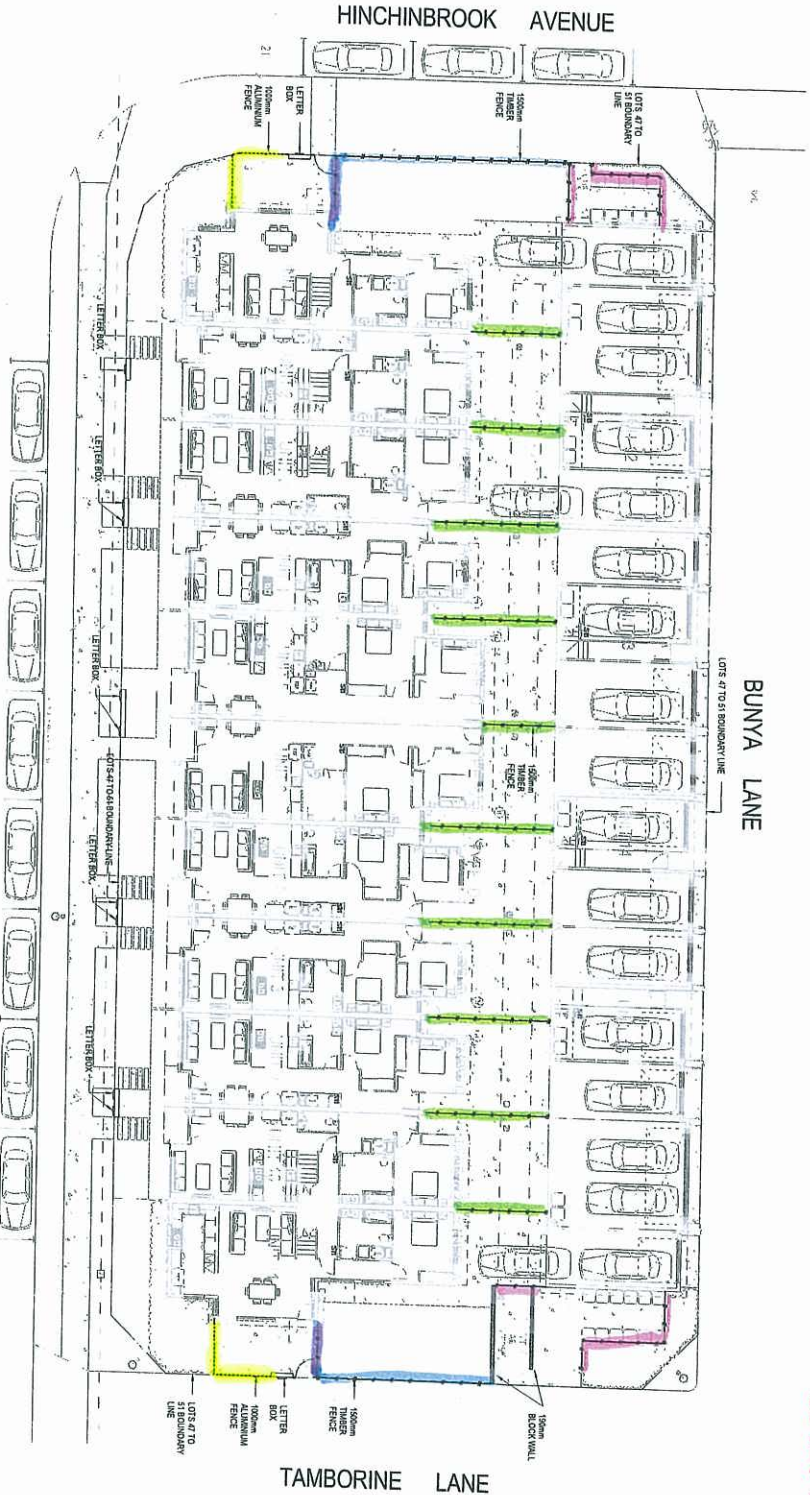
1. Confirm all dimensions and levels on site before commencing work.
2. Figure dimensions shall take precedence over scaled dimensions.
3. Dimensions relate to structure only and do not include linings or claddings unless noted otherwise.
4. Materials and construction to comply with the Queensland Building Act 1975, 1982 and the Building Code of Australia.

AMENDMENTS

rev	date	detail	checked
A	18/09/10	DA ISSUE	FI
B	16/09/10	GENERAL AMENDMENT	FI

A **AMENDED IN RED**
13 OCT 2010
By: Matt Treen (name)
of the ULDA

PLANS AND DOCUMENTS
referred to in the ULDA
APPROVAL dated 1 /12/10



1 FENCING PLAN
SK-802 1:200

LEGEND:

- TIMBER FENCE 1500mm 10-25% transparency
- ALUMINIUM FENCE 1000mm high
- BOUNDARY LINE
- 1500mm timber fence with 50% transparency
- up to 1800mm timber good neighbour fencing with capping

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client AV JENNINGS

project FITZGIBBON CHASE
RESIDENCE-STAGE 3AB

locale FITZGIBBON -
LOTS 47 - 51

title FENCING PLAN
RECEIVED

16 SEP 2010



APPROVED pursuant
to design guidelines
dated 21 / 9 / 10

scale	1:200	drawn	VN
date	15/07/2010	checked	FI
job no	1002_1137	dwg no / cadfile	SK-802
		rev	B