

UDA Development Approval Package

Site Address	86 Carselgrove Ave, Fitzgibbon
Real property description	Lot 506 SP232005
Type of approval	Material change of use
Description of proposal	Multiple residential (46 dwellings units)
ULDA reference number	DEV2010/063
Decision	Approved
Decision date	25 October 2010

Approved Drawings or Documents	Number	Plan or Document Date
Concept Site Layout	Sheet 1 of 13 (As Amended in Red)	22/09/10
Block A - Floor Plans & Elevations	Sheet 2 of 13	22/09/10
Block B - Floor Plans & Elevations	Sheet 3 of 13	13/08/10
Block C - Floor Plans & Elevations	Sheet 4 of 13	22/09/10
Block D - Floor Plans & Elevations	Sheet 5 of 13	22/09/10
Block E - Floor Plans & Elevations	Sheet 6 of 13	22/09/10
Block F - Floor Plans & Elevations	Sheet 7 of 13	13/08/10
Block G - Floor Plans & Elevations	Sheet 8 of 13	13/08/10
Block H - Floor Plans & Elevations	Sheet 9 of 13	13/08/10
Block I - Floor Plans & Elevations	Sheet 10 of 13	13/08/10
Block J - Floor Plans & Elevations	Sheet 11 of 13	13/08/10
Block K - Floor Plans & Elevations	Sheet 12 of 13	13/08/10
Block L - Floor Plans & Elevations	Sheet 13 of 13	13/08/10
Concept Site Staging	Appendix A	22/09/10
Stormwater & Bio-Retention Layout Plan	SK01A	25 th August 2010
Fencing Diagram	Appendix A (As Amended in Red)	4/10/10

PROJECT TEAM

Matt Toon Principal Planner - Development Assessment Urban Land Development Authority	Con de Groot Principal Engineer - Development Assessment Urban Land Development Authority
Phillip Kohn Principal Planner – Environment Urban Land Development Authority	Emma Greenhalgh Principal Planner – Affordable Housing Urban Land Development Authority

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	Energy rating Submit to the ULDA copy of 6 star BERS energy rating compliance	Prior to commencement of site works

CONDITION		TIMING
3	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 the commencement of use
4	Detailed Landscape Plan a. Prepare a detailed Landscape Plan for all internal landscaped areas including private courtyard areas, common recreation area and driveway treatments in accordance with the approved Concept Site Layout Plan Sheet 1 of 13 dated 22/09/10. 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 frontage to Carselgrove Avenue and the internal driveway outside Blocks I & J. 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. this condition.	a. Prior to commencement of landscape works b. Prior to commencement of use
5	Soil Erosion and Sediment Control Prior to plans being endorsed the applicant shall submit an Erosion and Sediment Control (ESC) Program which complies with Brisbane City Council's Erosion and Sediment Control Standard (Version 9 or later).	While site works are occurring and then to be maintained
6	Stormwater Drainage Construct the internal stormwater drainage lines in accordance with the approved Stormwater & Bio-Retention Layout Plan No SK01A dated the 25th August 2010 from ETS Group. Appropriate scour velocity protection is to be provided at the headwall.	Prior to the commencement of use
7	Stormwater Quality a. Prepare an operational phase Site Based Stormwater Quality Management Plan. The plan is to be prepared a by a suitably qualified and experienced professional. The plan is to be certified and must include details (ie. site plans and documentation) of the measures proposed to be implemented on site. The stormwater quality management measures must ensure that stormwater discharged from the site complies with design objectives from the latest version of the <i>South East Queensland Regional Plan Implementation Guideline No.7</i>. b. Implement and maintain the certified Site Based Stormwater Quality Management Plan to prevent the contamination of stormwater and	a. Prior to commencement of site works b. Prior to commencement

CONDITION		TIMING
	the release of contaminated stormwater.	of use
8	Sewer & Water Connection a. Obtain approval from Brisbane City Council to connect into the existing water and sewerage infrastructure. Submit for approval to the Brisbane City Council 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 Brisbane City Council'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 the Brisbane City Council 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 Brisbane City Council 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
9	Service, meter assembly & meter box Provide a water service, approved meter assembly and meter box to the lot boundary in accordance with the <i>WSA 03-2002 Water Supply Code of Australia V2.3</i> and Brisbane City Council's <i>Supplementary Manual</i>.	Prior to the commencement of the 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 endorsement of survey plan
11	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
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 endorsement of survey plan

CONDITION		TIMING						
13	Noise attenuation Submit to the DA Manager of the ULDA certification that all dwellings had achieved internal criteria of a maximum of 50dB(A) within the development.	Prior to endorsement of survey plan						
14	Electricity Submit to the DA Manager of the ULDA either: - written evidence demonstrating that existing underground low-voltage electricity supply is available to the newly created lots or - 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						
15	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						
16	Infrastructure Contributions Pay to the Urban Land Development Authority a monetary contribution towards the cost of the provision of essential infrastructure. The contribution has been calculated in accordance with the ULDA's <i>Interim Infrastructure Framework</i> (The Framework) which will apply for all development approvals issued prior to 30 June 2011. The Framework specifies that the charge will be adjusted each July in accordance with the 5 year rolling average of the Road and Bridge Construction Queensland Index. The current applicable charge is: Stage 1 <table border="1"> <tr> <td>20 large units @ +100m² GFA</td><td>\$17,275 / unit</td><td>\$345,500.00*</td></tr> </table> Stage 2 <table border="1"> <tr> <td>26 large units @ +100m² GFA</td><td>\$17,275 / unit</td><td>\$449,150.00*</td></tr> </table> <i>* Charge will be adjusted each July in accordance with the 5 year rolling average of the Road and Bridge Construction Queensland Index</i>	20 large units @ +100m ² GFA	\$17,275 / unit	\$345,500.00*	26 large units @ +100m ² GFA	\$17,275 / unit	\$449,150.00*	Prior to endorsement of survey plan
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17	Community Title A copy of any Community Management Statement shall be lodged with the survey plan at the time of the lodgement of survey plan for endorsement by the ULDA.	Prior to endorsement of survey plan						

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 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 ****