

UDA Development Approval Package

Site address	253 Telegraph Rd, Fitzgibbon
Real property descriptions	Lot 511 on SP234612
Type of application	Reconfiguring a Lot
Description of proposal	Subdivision of 1 into 19 lots
ULDA reference number	DEV2010/083
Decision	APPROVED
Decision date	21 January 2011

Drawing or Document	Number	Plan or Document Date
Allotment Layout Stage 5B	22743 – 147 Rev A (As Amended in Red)	08 November 2010
Site Development Plan Stage 5B	22743 – 148 Rev A	08 November 2010
Water Reticulation Layout Plan Sheet 2 of 2	C601 Rev D	March 2010
Sewerage Reticulation Layout Plan Sheet 2 of 2	C501 Rev E	March 2010
Roadworks & Drainage Layout Plan Sheet 2 of 3	C301 Rev E	March 2010
Preliminary Environmental Noise Impact Assessment	25850 R07	6 November 2009

PROJECT TEAM

Matt Toon Principal Planner Development Assessment Urban Land Development Authority	Con de Groot Principal Engineer Development Assessment Urban Land Development Authority	Malcolm Holz Planning Manager Urban Land Development Authority
---	---	---

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
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
3	Acoustic treatment Advise purchasers in writing that acoustic treatment to buildings is required to ensure the building complies with internal noise criteria of L _{Amax} 50dB(A) with building treatments determined by AS3671:1989 Road Traffic Noise Intrusion – Building Siting and Construction and in accordance with TTM Acoustics' Preliminary Environmental Noise Impact Assessment dated 6 November 2009	As Indicated

4	Driveways crossover locations Construct driveway crossover locations for lots 812, 813 & 814 generally in accordance with approved drawing Allotment Layout Stage 5B 22743 – 147 Rev A (As Amended in Red) dated 08 November 2010.	Prior to survey plan endorsement
5	Water Supply Reticulation a) Construct water meter connection points in accordance with approved <i>ETS Plan No. C601 Rev D</i> dated March 2010 titled <i>Water Reticulation Layout Plan Sheet 2 of 2</i> and certified by a Registered Professional Engineer of Queensland (RPEQ). b) 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 have been completed in accordance with <i>WSA 03-2002 Water Supply Code of Australia V2.3</i> and certified by a Registered Professional Engineer of Queensland (RPEQ) that works have been completed in accordance with part (a) of this condition.	Prior to survey plan endorsement
6	Sewerage reticulation a) Construct sewerage connection points and extend service line to the individual lot in accordance with the approved <i>ETS Plan No. C501 Rev E</i> dated March 2010 titled <i>Sewerage Reticulation Layout Plan Sheet 2 of 2</i> certified by a Registered Professional Engineer of Queensland (RPEQ). b) 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 completed in accordance with <i>WSA 02-2002 Sewerage Code of Australia V2.3</i> and certified by a Registered Professional Engineer of Queensland (RPEQ) that the works have been completed in accordance with part (a) of this condition.	Prior to survey plan endorsement
7	Service, meter assembly & meter box Provide a water service, approved meter assembly and meter box to the boundary of all proposed lots 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 survey plan endorsement
8	Stormwater system Construct stormwater connections to the kerb and gutter and the kerb outlet in accordance with approved <i>ETS Plan No. C301 Rev E</i> dated March 2010 titled <i>Roadworks & Drainage Layout Plan Sheet 2 of 3</i>.	Prior to survey plan endorsement

9	Soil Erosion and Sediment Control Instigate all necessary soil and erosion control measures in accordance with Brisbane City Council's Erosion and Sediment Control Standard (Version 9 or later).	Prior to commencement of works on site
10	Electricity Submit to the ULDA either written evidence: a) demonstrating that existing underground low-voltage electricity supply is available to the newly created lots or b) 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
11	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
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 footpaths, 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 use
13	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 the relevant stage of the subdivision
14	Footpaths a) Construct footpaths in the locations shown on approved Allotment Layout Area – E2 plan no 22743-127 Rev D (As Amended in Red) dated 26 July 2010 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. b) 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 Brisbane City Council's <i>Subdivision and Development Guidelines 2008</i> and the approved Allotment Layout – Area E2 numbered 22743-127 Rev D dated 26 July 2010.	a) Prior to survey plan endorsement the relevant stage of the subdivision b) Prior to survey plan endorsement the relevant stage of the subdivision

15	Infrastructure Contributions Pay to the Urban Land Development Authority a monetary contribution towards the cost of the provision of essential infrastructure. The total 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 total applicable charge is: <table><tr><td>Detached dwelling lots</td><td>\$18,335.00/ lot</td><td>\$330,030.00 *</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>	Detached dwelling lots	\$18,335.00/ lot	\$330,030.00 *	Prior to endorsement of survey plan the relevant stage of the subdivision
Detached dwelling lots	\$18,335.00/ lot	\$330,030.00 *			

Brisbane City Council

For any conditions in this package that require the consideration of Brisbane City Council (BCC), 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, BCC will issue a response in the manner required by the condition/s (eg a letter of endorsement or authorisation, an approval or a permit).

Noise and Dust Emissions

You are advised that all development involving the emission of noise and dust from building/construction activities requires that such emissions be in accordance with the requirements of the *Environmental Protection Act 1994*.

Pursuant to Division 3 Section 440R of the Act, 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 ****