

6 December 2012

ULDA Ref. No: DEV2012/358

Urban Land Development Authority
C/- Wolter Consulting Group
PO Box 436
NEW FARM QLD 4005

Attention Mitchell Hendricks

Dear Mitchell

RE: SECTION 59(1)(a) UDA DEVELOPMENT APPROVAL FOR AN UDA DEVELOPMENT APPLICATION FOR A UDA DEVELOPMENT PERMIT FOR A RECONFIGURING A LOT (1 INTO 79 RESIDENTIAL LOTS) WITH NEW ROAD AND PLAN OF DEVELOPMENT AT 253 TELEGRAPH ROAD, FITZGIBBON DESCRIBED AS LOT 5010 ON SP246550

On 5 December 2012 the ULDA approved the UDA development application pursuant to s. 55(4)(b) of the *Urban Land Development Authority Act 2007*. The Urban Land Development Authority (ULDA) has decided to grant all of the UDA development approval applied for subject to UDA development conditions set out in the attached UDA Development Approval Package.

The UDA development application and the decision notice can also be viewed in the ULDA Development Approvals Register via the ULDA website www.ulda.qld.gov.au.

Should you have any queries in relation to the decision notice, please do not hesitate to contact myself on 07 3024 4166.

Yours sincerely



Matt Toon
PRINCIPAL PLANNER

UDA Decision Notice – Approval

Site information			
Name of urban development area (UDA)		Fitzgibbon	
Site address		253 Telegraph Road, Fitzgibbon	
Lot on plan description	Lot number	Lot description	
	Lots 5010	SP246550	
UDA development application details			
ULDA reference number		DEV2012/358	
Lodgement date		3 September 2012]	
Type of application		☒ New development involving:- ☒ Reconfiguring a lot ☒ Development permit	
Description of proposal applied for		Development Permit for Reconfiguring a Lot (1 into 79 Residential Lots) and New Road with a Plan of Development	
UDA development approval details			
Decision of the ULDA		The ULDA has decided to grant all of the UDA development approval applied for, subject to UDA development conditions forming part of this decision notice	
Decision date		5 December 2012	
Currency period		4 Years from Decision Date	
Plans and specification			
The plans and specifications approved by the ULDA and referred to in the UDA development conditions concerning the UDA development approval are detailed below.			
Approved plans, reports and specifications		Number (if applicable)	Date (if applicable)
1.	Plan of Reconfiguration – Area F (Sheet 1 of 3)	PL1336/F-06-C	27 August 2012
2.	Plan of Reconfiguration – Area F (Sheet 2 of 3)	PL1336/F-06-C	27 August 2012
3.	Plan of Reconfiguration – Area F (Sheet 3 of 3)	PL1336/F-06-C	27 August 2012
4.	Plan of Development – Area F	ULD043 DA 02.01 Issue I	21.11.12

5.	Building Guidelines Car Accommodation – Double/Second Garages on lots less than 12.5m wide	Annexure A	27 NOV 2012 (Received)
6.	Landscape Concept Plan	SK02 Rev F	17.09.2012 (As Amended in red on 28.11.12)
7.	Sections Plan prepared by Place	SK03 Rev E	17.09.2012
8.	Planting Palette prepared by Place	SK04 Rev E	17.09.2012
9.	Road Functional and Carparking Layout Plan - Stage F Sheet 1 of 2	B12185.SK01	15.10.12 (As Amended in Red on 27.11.12)
10.	Road Functional and Carparking Layout Plan - Stage F Sheet 2 of 2	B12185.SK02	15.10.12 (As Amended in Red on 27.11.12)
11.	Sewer Reticulation Layout Plan Sheet 1 of 2	B12185-SK03	23.10.12
12.	Sewer Reticulation Layout Plan Sheet 2 of 2	B12185-SK04	23.10.12
13.	Stormwater Drainage Layout Plan Sheet 1 of 2	B12185-SK05	08.11.12
14.	Stormwater Drainage Layout Plan Sheet 2 of 2	B12185-SK03	08.11.12
15.	Bulk Earthworks Layout Plan Sheet 1 of 2	B12185-SK07	07.11.12
16.	Bulk Earthworks Layout Plan Sheet 2 of 2	B12185-SK08	07.11.12
17.	Water Reticulation Sizing Layout Plan Sheet 1 of 2	B12185-WS01	23.10.12
18.	Water Reticulation Sizing Layout Plan Sheet 2 of 2	B12185-WS02	23.10.12
19.	Sewer Servicing Plan Fitzgibbon Urban Development Area	Figure 5 – Sewer layout plan	January 2009
20.	WRM Water and Environment Review of Bulk Earthworks for areas C, E, F & G letter	0541-02-I	15 April 2010
21.	Queensland Urban Utilities (QUU) Water Servicing Plan of the Fitzgibbon Urban Development Areas B, C, E1, E2, F & G	Rev No. 1	17 March 2010

UDA Development Conditions

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	Maintain the Approved Development Maintain the approved development (including landscaping, parking, driveways and other external spaces) in accordance with the approved drawing(s) and /or documents, and any relevant ULDA or other approval required by the conditions.	As indicated
4	Public Realm Streetscape Works	

	a) Submit to the ULDA detailed public realm streetscape works drawings prepared by an AILSA qualified Landscape Architect generally in accordance with the approved: • Landscape Concept Plan SK02 Rev F dated 17/09/12 (As Amended in red on 28.11.12); • Sections Plan SK03 Rev E dated 17.09.2012; • Planting Palette SK04 Rev E dated 17.09.2012: and Brisbane City Council's <i>Subdivision and Development Guidelines</i>. Particular attention shall be paid to the road adjoining the bushland area providing a planting schedule that integrates with the on-street parking and the bushland recreational area. b) Provide 12 months maintenance to the street trees, commencing on receipt of written confirmation from the ULDA that planting is satisfactory. c) Obtain written confirmation from the ULDA that the street trees have been maintained to a satisfactory standard.	a) Prior to commencement of works b) As indicated c) At the conclusion of the 12 months maintenance period
5	Vegetation Protection a) All vegetation outside of the area to which this permit relates within the Bushland Zone east of the site is to be protected. The Bushland zone will not be utilised for any use associated with development works, including storage, spoil or stockpiling. Development will ensure that works do not significantly impact on retained vegetation, including indirect impacts such as sedimentation, dust and altered soil levels. b) Submit to the ULDA written certification from an suitably qualified Ecologist or RPEQ that works have been undertaken and Bushland Zone protected in accordance with part a) of this condition.	a) At all times during site works b) Prior to survey plan endorsement
6	Construction Management Plan a) Submit to the ULDA a site based construction management plan that will include but not be limited to: ▪ provision for the management of traffic around and through the site during and outside of construction work hours; ▪ provision for parking and materials delivery during and outside of construction hours of work; ▪ management of dust generated from the site during and outside construction work hours; ▪ management of sedimentation and erosion which complies with Brisbane City Council's <i>Erosion and Sediment Control Standard</i> (Version 9 or later); ▪ management of groundwater and surface water collection, treatment and disposal; ▪ management of contaminated soils (if required), including removal, treatment and replacement in accordance with site remediation plans prepared and approved specifically for this site, if needed; and ▪ provision for the protection of all existing trees within the bushland area, including from spoil and construction works. The construction management plan shall be prepared in consultation with the professionals responsible for individual site related management plans to ensure that all aspects of the construction and environmental management are included. The construction management plan shall be reviewed and approved by	a) Prior to commencement of works

	the principal consultant overseeing and certifying the construction works. b) All work shall be undertaken in accordance with the construction management plan which must be current and available on site at all times during the construction period.	b) At all times during site works
7	Water Reticulation a) Submit to the ULDA engineering drawings for the water reticulation system, certified by a Registered Professional Engineer of Queensland (RPEQ) generally in accordance with the: • approved Queensland Urban Utilities (QUU) Water Servicing Plan of the Fitzgibbon Urban Development Areas B, C, E1, E2, F & G Rev No. 1 dated 17 March 2010; • WSA 03-2011 Water Supply Code of Australia V3.1; • approved Water Reticulation Sizing Layout Plan Sheet 1 of 2 B12185-WS01 dated 23.10.12 and • approved Water Reticulation Sizing Layout Plan Sheet 2 of 2 B12185-WS02 dated 23.10.12. b) Construct works in accordance with the submitted and approved plans from part a) of this condition. c) Submit 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 the submitted and approved plans from part a) of this condition.	a) Prior to commencement of works b) Prior to survey plan endorsement c) Prior to survey plan endorsement
8	Sewerage Reticulation a) Submit to the ULDA engineering drawings for the sewer reticulation system certified by a Registered Professional Engineer of Queensland (RPEQ) generally in accordance with the: • approved Sewer Servicing Plan Fitzgibbon Urban Development Area Figure 5 – Sewer layout plan dated January 2009 and • WSA 02-2002 Sewerage Code of Australia V2.3; • Sewer Reticulation Layout Plan Sheet 1 of 2 B12185-SK03 dated 23.10.12; and • Sewer Reticulation Layout Plan Sheet 2 of 2 B12185-SK04 dated 23.10.12; b) Construct works in accordance with the submitted and approved plans from part a) of this condition c) 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 constructed in accordance with the submitted and approved plans from part a) of this condition.	a) Prior to commencement of works b) Prior to survey plan endorsement c) Prior to survey plan endorsement
9	Stormwater Quality a) Submit to the ULDA for compliance endorsement detailed stormwater quality plan(s) certified by a Registered Professional Engineer of Queensland (RPEQ-Civil) in accordance with <i>WSUD Technical Design Guidelines for South East Queensland</i>. b) Construct the works in accordance with the endorsed plan(s) from part a) of this condition.	a) Prior to the commencement of site works b) Prior to survey plan endorsement

	c) 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 constructed in accordance with the endorsed plan(s) from part a) of this condition.	c) Prior to survey plan endorsement
10	Stormwater Quantity a) Submit to the ULDA Principal Engineer designs and hydraulic calculations for the proposed stormwater drainage system checked and certified by a Registered Professional Engineer Queensland (RPEQ) generally in accordance with the approved Stormwater Drainage Layout Plan Sheet 1 of 2 number B12185-SK05 dated 08.11.12, Stormwater Drainage Layout Plan Sheet 2 of 2 number B12185-SK03 dated 08.11.12 and Brisbane City Council's <i>Subdivision and Development Guidelines 2008</i>. The calculations must demonstrate capacity of the underground stormwater pipe system to take the minor storm flow for a minimum ARI 2 year rainfall event without surcharge and demonstrate that overland flow paths are provided for up to ARI 100 year runoff events clear of allotments and with suitable depth and velocity so as not to be a hazard to people or property. Where surcharge occurs for the Q2, the stormwater pipe system shall be increased to ensure that no properties are affected by the Q100. The design must take into account of proposed and constructed stormwater and flood management works downstream of the outlets and any hydraulic effects these may have on the stormwater system. Where excavation of open drains or underground pipes are required to achieve an outlet to the stormwater system and these require disturbance of controlled vegetation, obtain the appropriate permits to interfere with the controlled vegetation and carry out rehabilitation works required by those permits. b) Construct the works in accordance with the certified plans from part a) of this condition. c) 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 the certified plans from part a) of this condition and Brisbane City Council's <i>Subdivision and Development Guidelines 2008</i>.	a) Prior to the commencement of site works b) Prior to survey plan endorsement c) Prior to survey plan endorsement
11	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 survey plan endorsement
12	Filling and Excavation a) Submit to the ULDA Principal Engineer detailed bulk earthworks plans and cross sections certified by a Registered Professional Engineer of Queensland (RPEQ-Civil) generally in accordance with the approved Bulk Earthworks Layout Plan Sheet 1 of 2 number B12185-SK07 dated 07.11.12, Bulk Earthworks Layout Plan Sheet 2 of 2 number B12185-SK08 dated 07.11.12 and Brisbane City Council's <i>Filling and Excavation Code and Subdivision and Development Guidelines</i>.	a) Prior to commencement of works

	b) Submit to the ULDA Principal Engineer certification from a RPEQ specialising in geotechnical engineering stating that all constructed cut/fill batters and/or retaining structures have achieved adequate stability with a factor of safety greater than 1.5 and that all cut and fill operations have been carried out in accordance with AS3798 and any unsuitable material encountered has been treated or replaced with suitable replacement material and that finished fill levels are in accordance with part a) of this condition.	b) Prior to survey plan endorsement
13	Soil Erosion and Sediment Control a) Submit to the ULDA Principal Engineer an Erosion and Sediment Control (E&SC) Program certified by a Registered Professional Engineer of Queensland (RPEQ) that the program complies with the Brisbane City Council's <i>Erosion and Sediment Control Standard (Version 9 or later)</i>. b) The E&SC program shall be monitored by a Registered Professional Engineer Queensland (RPEQ).	a) Prior to commencement of works b) At all times during site works
14	Roadworks a) Submit to the ULDA Principal Engineer for compliance endorsement detailed engineering drawings of all proposed road works, including on-road parking bays and pedestrian refuses across Norris Road certified by a Registered Professional Engineer of Queensland (RPEQ-Civil) generally in accordance with: - AS2890.5-1993 <i>Parking facilities – Part 5 On-street Parking</i>; - ULDA Guideline no.6 - Street & Movement Network; - approved Road Functional and Carparking Layout Plan - Stage F Sheet 1 of 2 number B12185.SK01 dated 15.10.12 (As Amended in Red on 27.11.12) and - approved Road Functional and Carparking Layout Plan - Stage F Sheet 2 of 2 number B12185.SK02 dated 15.10.12 (As Amended in Red on 27.11.12). b) Construct the road works in accordance with the endorsed plans from part a) of this condition. c) Submit to the ULDA Principal Engineer "As Constructed" plans including an asset register certified by a Registered Professional Engineer Queensland (RPEQ-Civil) generally in accordance with part a) of this condition.	a) Prior to commencement of works b) Prior to survey plan endorsement c) Prior to survey plan endorsement
15	Street Lighting Design and install a street lighting system (including connections and energising) to all roads and relevant laneways within and bounding the subdivision and to all footpaths/bikeways within road reserves associated with the subdivision. The design and construction of the street lighting system must: - be in accordance where relevant with Chapter 7 of Brisbane City Council's <i>Subdivision and Development Guidelines</i> and Drawings - meet the relevant requirements of the electricity supplier (where the supplier is Energex, this includes Energex's <i>Public</i>	Prior to survey plan endorsement

	<i>Lighting Construction Manual)</i> ▪ be acceptable to the electricity supplier as 'Rate 2 Public Lighting' (refer Energex's Rate 2 Public Lighting Design Parameters). ▪ be designed and positioned to comply with AS 4282:1997 <i>Control of the Obtrusive Effects of Outdoor Lighting</i> and AS11583.1:2005 <i>Pedestrian area category P) lighting</i> to minimise the impact upon the fauna in the adjacent bushland areas.	
16	Footpaths a) Construct footpaths, designed by a RPEQ, generally in the locations shown on the approved Road Functional and Carparking Layout Plan - Stage F Sheet 1 of 2 number B12185.SK01 dated 15.10.12 (As Amended in Red on 27.11.12) and Road Functional and Carparking Layout Plan - Stage F Sheet 2 of 2 number B12185.SK02 dated 15.10.12 (As Amended in Red on 27.11.12) and generally in accordance with the Brisbane City Council's <i>Subdivision and Development Guidelines 2008</i>. b) 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 part a) of this condition.	a) Prior to survey plan endorsement b) Prior to survey plan endorsement
17	Electricity Submit to the ULDA Principal Engineer either: a) written evidence demonstrating that existing underground low-voltage electricity supply is available to the newly created lots; or b) 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
18	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
19	Broadband Provide infrastructure within the development to accommodate NBN services in accordance with NBN Co Limited <i>New Developments: Deployment of the NBN Co Conduit and Pit Network – Guidelines for Developers, Doc. No NBN-TE-CTO-194, issue date 1st April 2011</i>.	Prior to survey plan endorsement
20	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
21	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 ULDA Certification Procedures Manual.	Prior to commencement of works
22	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 approved plans.	Prior to survey plan endorsement													
23	Infrastructure Contributions Pay to the Urban Land Development Authority a monetary contribution towards the cost of the provision of essential infrastructure. The total contribution will be calculated in accordance with the ULDA’s <i>Interim Infrastructure Framework</i> (The Framework). The current applicable charge is per dwelling unit: <table><tr><th rowspan="2">Dwelling Type</th><th rowspan="2">Detached dwelling</th><th colspan="3">Per Dwelling Unit</th></tr><tr><th>Small (0-60m² GFA)</th><th>Small (60m²-100m² GFA)</th><th>Small (+100m² GFA)</th></tr><tr><td>Infrastructure charges</td><td>\$17,992</td><td>\$8,206</td><td>\$11,445</td><td>\$18,840</td></tr></table> Minus any credit where evidence is provided that contributions have already been paid. The Framework specifies that the charge will be adjusted each July in accordance with the 3 year rolling average of the Road and Bridge Construction Queensland Index.	Dwelling Type	Detached dwelling	Per Dwelling Unit			Small (0-60m ² GFA)	Small (60m ² -100m ² GFA)	Small (+100m ² GFA)	Infrastructure charges	\$17,992	\$8,206	\$11,445	\$18,840	Prior to survey plan endorsement
Dwelling Type	Detached dwelling			Per Dwelling Unit											
		Small (0-60m ² GFA)	Small (60m ² -100m ² GFA)	Small (+100m ² GFA)											
Infrastructure charges	\$17,992	\$8,206	\$11,445	\$18,840											

ADVICE

Please note that in order to lawfully undertake development, it may be necessary to obtain approvals other than this UDA development approval, some specific advices are outlined below. Other advices may include other approvals under the *Urban Land Development Authority Act 2007* as well as the *Sustainable Planning Act 2009* (e.g. for building work), the *Plumbing and Drainage Act 2002* and the Commonwealth *Environmental Protection and Biodiversity Act 1999*. Carrying out development may also be subject to 'duty of care' legislation such as the *Aboriginal Cultural Heritage Act 2003*. For advice on other approvals that may be necessary in relation to your proposal, please seek professional advice.

Plan Sealing and Uncompleted Works Bonds

ULDA procedures and required forms regarding plan sealing and uncompleted works bonds are contained within the *ULDA Certification Procedures Manual* downloadable on the website or contact the ULDA on 3024 4150.

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.