

ULDA Decision Notice

Site Address	253 Telegraph Road, Fitzgibbon
Real property description	Lot 5002 on SP242308
Type of approval	UDA development approval subject to conditions
Aspects of development	Reconfiguring a Lot
Description of proposal	Subdivision of 1 into 18 residential lots, new road and a balance lot
ULDA reference number	DEV2011/192
Decision date	23 December 2011
Currency period	4 years from Decision date

Drawing or Document	Number	Plan or Document Date
Subdivision Plan – Cancelling Lot 1003	22743-202	23 November 2011 (Amended in Red on 20 Dec 2011)
Plan of Development – Cancelling Lot 1003	22743-203	23 November 2011 (Amended in Red on 20 Dec 2011)
WRM Water and Environment Review of Bulk Earthworks for areas C, E, F & G letter reference number	0541-02-1	15th April 2010
Preliminary Environmental Noise Impact Assessment	25850 R08	6 November 2009
Sewer Servicing Plan Fitzgibbon Urban Development Area	Figure 5	January 2009
ETS Preliminary Roadworks and Allotment Levels Lot 1003	SK02 Rev A	29/11/11
ETS Preliminary Stormwater Schematic Plan Lot 1003	SK03 Rev A	29/11/11
ETS Preliminary Sewer Schematic Plan Lot 1003	SK04 Rev A	29/11/11
ETS Preliminary Water Schematic Plan Lot 1003	SK05 Rev A	29/11/11
Queensland Urban Utilities (QUU) Water Servicing Plan of the Fitzgibbon Urban Development Areas B, C, E1, E2, F & G Rev No. 1		17/03/2010

PROJECT TEAM

Matt Toon Principal Planner Development Assessment Urban Land Development Authority	David Elliott Principal Engineer Development Assessment Urban Land Development Authority	Brianna Fyffe Planner Development Assessment Urban Land Development Authority
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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

CONDITIONS		TIMING
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.	To be maintained
4.	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 the adjacent protected bushland during construction activities. 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 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.	a) Prior to commencement of works b) At all times during site works
5.	Water Reticulation a) Submit to the ULDA Principal Engineer engineering drawings for the water reticulation system. This is to be in accordance with the approved <i>Queensland Urban Utilities (QUU) Water Servicing Plan of the Fitzgibbon Urban Development Areas B, C, E1, E2, F & G</i> Rev No. 1 dated 17th March 2010 and <i>Preliminary Water Schematic Plan Lot 1003 SK05</i> Rev A dated 29/11/11 and certified by a Registered Professional Engineer of Queensland (RPEQ). b) Construct works in accordance with the approved plans c) 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 part a) above.	a) Prior to commencement of works b) Prior to survey plan endorsement c) Prior to survey plan endorsement
6.	Service, meter assembly & meter box Provide a water service, approved meter assembly and meter box to the boundary of proposed Park (3400m²) in accordance with the <i>WSA 03-2002 Water Supply Code of Australia</i> V2.3.	Prior to survey plan endorsement
7.	Sewerage Reticulation	

CONDITIONS	TIMING
a) Submit to the ULDA Principal Engineer certification from Registered Professional Engineer of Queensland (RPEQ) that the sewerage reticulation is designed 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 <i>Sewerage Code of Australia V2.3</i> and - the approved <i>Preliminary Sewer Schematic</i> plan number SK04 Rev A dated 29/11/11. b) Construct works in accordance with the approved plans c) 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 constructed in accordance with the approved plans.	a) Prior to commencement of works b) Prior to survey plan endorsement c) Prior to survey plan endorsement
8. Stormwater Management Submit to the ULDA Principal Engineer a detailed site based Stormwater Management Plan (SMP) certified by a Registered Professional Engineer of Queensland (RPEQ-Civil) in accordance with Brisbane City Council's <i>Subdivision and Development Guidelines</i> - Part C Site Based Stormwater Management Plan - Part B Infrastructure Elements and - Part C Water Quality Management Guidelines.	Prior to commencement of works
9. Stormwater System 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 <i>Preliminary Stormwater Schematic</i> plan number SK03 Rev A dated 29/11/11 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) Upon completion and certification of the works prepare and provide 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 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
10. Flood Management a) Submit to the ULDA Principal Engineer certification from a Registered Professional Engineer of Queensland (RPEQ) that detailed design plans are in accordance with the	a) Prior to the commencement of

CONDITIONS		TIMING
	approved ▪ <i>WRM Water and Environment Review of Bulk Earthworks for areas C, E, F & G</i> letter reference number 0541-02-I dated 15th April 2010 and b) Construct flood management infrastructure. The construction of the flood management infrastructure shall be checked and certified by a Registered Professional Engineer Queensland (RPEQ- Civil) that all works have been inspected and been constructed in accordance with the approved plans. All levees constructed as part of flood solution shall be encompassed within a drainage easement in favour of the ULDA.	works b) 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 an earthworks plan and cross sections, checked and certified by a Registered Professional Engineer of Queensland (RPEQ- Civil) generally in accordance with the approved <i>Preliminary Roadworks and Allotment Levels</i> plan number SK02 Rev A dated 29/11/11 and Brisbane City Council's <i>Filling and Excavation Code</i> and <i>Subdivision and Development Guidelines</i>. a) 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 have complied with part a) of this condition.	a) Prior to commencement of works 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 drawings of all proposed road works checked and certified by a Registered Professional Engineer of Queensland (RPEQ-Civil) generally in accordance with Brisbane City Council's <i>Subdivision and Development Guidelines 2008</i>. b) Construct the road works in accordance with the approved plans c) 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) generally in accordance with part a) of this condition.	a) Prior to commencement of work b) Prior to survey plan endorsement c) Prior to survey plan endorsement

CONDITIONS		TIMING
15.	Road widening Dedicate as road a widening strip along Mount Kaputar Avenue on the balance lot of sufficient width to accommodate the proposed 90 degree angle parking spaces.	Prior to survey plan endorsement
16.	On-Street Parking a) Submit to the ULDA for compliance endorsement a Parking Management Plan demonstrating sufficient precinct on-street parking and off-street parking. The parking layout shall be designed in accordance with AS2890:5 Parking Facilities – On Street Parking. b) Construct on-street parking bays in accordance with the ULDA endorsed plans from part a) of this condition. c) 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 part a) of this condition	a) Prior to commencement of works b) Prior to survey plan endorsement c) Prior to survey plan endorsement
17.	Streetscape Submit to the ULDA for approval an integrated streetscape plan indicating road kerb alignments, stormwater quality devices, on street parking areas, footpaths, stormwater, water and sewer mains and landscape treatments.	Prior to commencement of work
18.	Street Trees a) Submit to the ULDA for approval a Street Tree Plan. The plan is to include trees to all street frontages at spacing's in accordance with the Brisbane City Council's <i>Subdivision and Development Guidelines</i> , or a minimum of one (1) tree per additional allotment, whichever is the greater. b) Provide street trees in accordance with the approved Street Tree Plan. c) Provide 12 months maintenance to the street trees, commencing on receipt of written confirmation from the ULDA that planting is satisfactory. d) Obtain written confirmation from the ULDA Principal Engineer that the street trees have been maintained to a satisfactory standard.	a) Prior to commencement of works b) Prior to survey plan endorsement c) As indicated d) At the conclusion of the 12 months maintenance period
19.	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 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.	Prior to survey plan endorsement

CONDITIONS		TIMING
20.	Footpaths a) Construct footpaths in the locations shown on approved <i>Plan of Subdivision – Cancelling Lot 1003</i> number 22743-202 dated 23 November 2011 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 in accordance with Brisbane City Council's <i>Subdivision and Development Guidelines 2008</i>. 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 part a) of this condition	a) Prior to survey plan endorsement b) Prior to survey plan endorsement
21.	Fencing a) Neighbourhood privacy fencing is to be provided at a height of 1.8m of a non-transparent material where: - At the rear of a lot where the lot adjoins the Balance Lot 1032; and - At the side of a lot where the lot adjoins the Balance Lot 1032. with the exception of Lot 8003. b) Secure private access gates will be installed where the rear of a lot adjoins the Balance Lot 1032.	a) Prior to survey plan endorsement for the relevant stage of the subdivision and to be maintained b) Prior to survey plan endorsement for the relevant stage of the subdivision
22.	Medium Density Lot 8003 a) Future dwellings on Lot 8003 will be oriented to address Lot 1032 to provide causal surveillance. b) Direct pedestrian access to Lot 1032 will be provided from the dwellings located on Lot 8003. c) Overlooking from living areas in dwellings located on Lot 8003 into private open space of dwellings located on Lots 8002, 8004-8007 will be prohibited.	Prior to survey plan endorsement for the relevant stage of the subdivision
23.	Acoustic requirements a) Construct an acoustic barrier at least 2.4m high along the full length of the western site boundary Lots 8000 to 8002 inclusive in accordance with the recommendations made in Part 7 of the approved Preliminary Environmental Noise Impact Assessment report No. 25850 R08 dated 6th November 2009. b) All potential purchasers of lots 8000 to 8017 shall be advised in writing that further acoustic assessment is required for future house plans as identified in the approved Preliminary Environmental Noise Impact Assessment No. 25850 R08 dated 6th November 2009.	a) Prior to survey plan endorsement for the relevant stage of the subdivision b) As indicated
24.	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
25.	Telecommunications	

CONDITIONS		TIMING									
	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									
26.	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									
27.	Pre-Construction Self 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									
28.	Post-Construction Self 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									
29.	Solid Waste Collection Submit to the ULDA evidence in writing from the authorised waste collection authority that proposed residential Lots 8000, 8001, 8002 and 8003 can be adequately serviced.	Prior to survey plan endorsement									
30.	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 border="1" data-bbox="311 1480 1091 1610"> <tr> <th colspan="3">Per Dwelling Unit</th></tr> <tr> <td>Small (0-60m² GFA)</td><td>Small (60m²-100m² GFA)</td><td>Small (>100m² GFA)</td></tr> <tr> <td>\$7,890</td><td>\$11,010</td><td>\$18,120</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.	Per Dwelling Unit			Small (0-60m ² GFA)	Small (60m ² -100m ² GFA)	Small (>100m ² GFA)	\$7,890	\$11,010	\$18,120	Prior to survey plan endorsement
Per Dwelling Unit											
Small (0-60m ² GFA)	Small (60m ² -100m ² GFA)	Small (>100m ² GFA)									
\$7,890	\$11,010	\$18,120									

Standard Advice

Subdivision of 1 into 18 residential lots, new road and a balance lot

UDA Development Approval

This UDA Development Approval does not include assessment against the following:

- 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.
- *Plumbing and Drainage Act 2002*. Prior to commencement of any building work a Compliance Permit will be required from the Brisbane City Council.

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 ****