

UDA Development Approval Package

Site Address	Macarthur Ave, Eagle Farm
Real property description	Lots 100, 103, 104, 110 and 111 on SP224971 and Lot32 on RP104130
Type of approval	UDA Development Approval subject to conditions
Aspects of development	Reconfiguring a Lot and Operational Works
Description of proposal	Boundary realignment, tidal works (stormwater drainage) & vegetation clearing
ULDA reference number	DEV2011/149
Decision date	20 September 2011
Currency period	2 years from Decision date

Approved plan/s, drawing/s and document/s	Number	Date
Tidal Works Mangrove Channel	TW 002 D	30.8.2011
Tidal Works Brisbane River	TW 003 D	30.8.2011
Stormwater Outlet Details Sheet 1 of 2	TW 004 D	30.8.2011
Stormwater Outlet Details Sheet 2 of 2	TW 005 D	30.8.2011
Outlet Protection Details	TW 006 D	30.8.2011
Pipe Culverts – Construction of reinforced concrete wingwalls and aprons for pipe diameter up to 2400	1304	11/05
Plan of Lots 200, 203 & 204	Sheet 1 of 2	11 July 2011 (Received)
Plan of Lots 200, 203 & 204	Sheet 2 of 2	11 July 2011 (Received)
<i>Urbis</i> letter regarding Hamilton rock training wall – Condition 31		15 June 2011

PROJECT TEAM

Matt Toon Principal Planner Urban Land Development Authority	Marcus Bloor Environmental Planner Urban Land Development Authority	David Elliot Principal Engineer Urban Land Development Authority
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RECONFIGURING A LOT (BOUNDARY REALIGNMENT)

CONDITIONS		TIMING
1.	Carry Out The Approved Development Carry out the approved development generally in accordance with the approved drawing(s) and/or document(s).	Prior to endorsement of the survey plan
2.	Maintain The Approved Development Maintain the approved development in accordance with the approved drawing(s) and/or documents, and any relevant approval required by the conditions.	To be maintained

OPERATIONAL WORK (TIDAL WORKS)

3.	Carry Out The Approved Development Carry out the approved development generally in accordance with the	While development is occurring on the
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	approved drawing(s) and/or document(s).	site and then to be maintained
4.	Structural Certification Submit to the ULDA structural certification of the approved tidal works by a Registered Professional Engineer of Queensland (RPEQ), or equivalent, as per the structural certification form <i>Certification of Construction of Tidal Works</i>, included with this approval which relates to Schedule 4A of the <i>Coastal Protection and Management Registration 2003</i>.	No later than 3 months after practical completion of works
5.	Hamilton rock training wall works and conservation a. The Hamilton rock training wall is to be protected during construction works and where stormwater outlets are proposed, rocks are to be carefully removed in that section only and reinstated in a similar loose pattern and to a similar gradient when infilling around the outlet. Surplus rock is to be stored onsite for future maintenance of rock wall. b. Submit to the ULDA certification by a suitably qualified senior heritage professional that the works have maintained the aesthetic character of the rock training wall and complied with part a. of this condition. c. To ensure long term conservation and structural stability of the rock retaining wall, regular inspections should be undertaken to identify any deterioration, displacement or settlement of the rock with maintenance works to be undertaken in accordance with the approved <i>Urbis</i> letter regarding Hamilton rock training wall – Condition 31 dated 15 June 2011.	a. At all times during construction works b. No later than 3 months after practical completion of works c. To be maintained
6.	Department of Transport and Main Roads - Marine Safety Queensland Nominated Assessing Authority a. Advise the Harbour Master, in writing, of the commencement date, proposed timetable and contractor contact details. b. Remove any obstructions and debris encountered during construction, with disposal to be approved by the Harbour Master.	a. At least two weeks before commencing construction. b. As indicated and at all times during construction
7.	Construction Management Plan Prepare and submit to the ULDA a site based construction management plan that will include but not be limited to a. provision for the management of traffic around and through the site during and outside of construction work hours b. provision for parking and materials delivery during and outside of construction hours of work c. management of sedimentation, erosion and dust generated from the site during and outside construction work hours d. management of groundwater and surface water collection, treatment and disposal to accepted environmental standards	Prior to the commencement of the site works and then to be implemented at all times during construction

	e. if found, management of contaminated soils, including removal, treatment and replacement in accordance with site remediation plans prepared and approved specifically for this site, if needed. 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. 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.	
8.	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 Engineers, Australia Queensland Division June 1996) as a minimum standard.	While site works are occurring and then to be maintained

OPERATIONAL WORK (VEGETATION CLEARING)

9.	Carry Out The Approved Development Carry out the approved development generally in accordance with the approved drawing(s) and/or document(s).	While development is occurring on the site and then to be maintained
10	Marine Plants Removal and trimming of marine plants is to occur in accordance with approved Tidal Works Mangrove Channel drawing no. TW 002 D dated 30.08.2011 and in accordance with the Department for Employment, Economic Development and Innovation's <i>Code for self-assessable development minor impact works in a declared fish habitat area or involving the removal, destruction or damage of marine plants (MP06, December 2010)</i>.	As indicated and to be maintained
11.	Maintenance works Any maintenance works of stormwater outlets is to occur in accordance with Department for Employment, Economic Development and Innovation's <i>Code for Maintenance works on existing lawful structures (other than powerlines and on-farm drains) in a declared fish habitat area or involving the removal, destruction or damage of marine plants (MP02)</i>.	To be maintained
12	Construction Management Plan Prepare and submit to the ULDA a site based construction management plan that will include but not be limited to f. provision for the management of traffic around and through the site during and outside of construction work hours g. provision for parking and materials delivery during and outside of construction hours of work h. management of sedimentation, erosion and dust generated from the site during and outside construction work hours	Prior to the commencement of the site works and then to be implemented at all times during construction

	i. management of groundwater and surface water collection, treatment and disposal to accepted environmental standards j. if found, management of contaminated soils, including removal, treatment and replacement in accordance with site remediation plans prepared and approved specifically for this site, if needed. 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. 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.	
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Standard Advice

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.
- *Urban Land Development Authority (Vegetation Management) By-Law 2009*. Prior to commencement of any trimming of controlled vegetation a permit will be required from the Urban Land Development Authority.

Regional Harbour Master – Maritime Safety Queensland

Advises that any ships and equipment used must comply with:

- *Transport Operations (Marine Safety) Act 1994*
- *Transport Operations (Marine Safety) Regulation 2004* and
- *Transport Operations (Marine Pollution) Act 1995*.

Department of Transport and Main Roads – Maritime Safety Queensland as the Nominated Assessing Authority

For any conditions in this package that require the consideration of a Nominated Assessing Authority 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, an approval or a permit). For any questions about this condition please contact the Nominated Assessing Authority.

**** End of Package ****