

ULDA Decision Notice

Site address	Roghan Road, Fitzgibbon
Real property descriptions	Lot 5000 on SP242321
Type of application	UDA development approval subject to conditions
Aspects of development	Reconfiguring a Lot
Description of proposal	Subdivision of 1 into 3 lots and new road
ULDA reference number	DEV2011/114
Decision date	6 July 2011
Currency period	4 years from Decision date

Drawing or Document	Number	Plan or Document Date
Subdivision Plan Area F Allotment Layout	22743 – 153 Rev A (As Amended in Red on 9 June 2011)	03 December 2010
Plan of Development Area F Allotment Layout	22743 – 154 Rev A (As Amended in Red on 9 June 2011)	03 December 2010
Queensland Urban Utilities (QUU) Water Servicing Plan of the Fitzgibbon Development Area - Areas B, C, E1, E2, F & G	Rev No. 1	17 th March 2010
ETS Group Preliminary Stormwater Schematic	SK02 Rev B	3-6-2011
ETS Group Preliminary Road Levels	SK05 Rev B	3-6-2011
Landscape Concept Plan	ULD19_SK01 Issue C (As Amended in Red on 9 June 2011)	07/06/2011
Recreational Node Concept Plan	ULD19_SK01 Issue C (As Amended in Red on 9 June 2011)	07/06/2011
Park Road Sections	ULD19_SK01 Issue C	07/06/2011
Green Finger Sections	ULD19_SK01 Issue C	07/06/2011

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
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CONDITIONS OF APPROVAL

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

CONDITIONS		TIMING
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	Vegetation Protection a) Stake the vegetation protection boundary lines as shown on approved plan Subdivision Plan Area F Allotment Layout 22743 – 153 Rev A (As Amended in Red on 9 June 2011) dated 03 December 2010. b) All vegetation north of this boundary line is to be protected c) Submit to the ULDA written certification that works have been undertaken in accordance with part a) and b) of this condition.	a) Prior to commencement of site works b) At all times during site works c) Prior to survey plan endorsement
4	Construction Management Plan a) Prepare a site based construction management plan that will include but not be limited to the: ▪ provision for the management of traffic around and through the site during and outside of construction work hours ▪ protection of all existing trees within the bushland area ▪ 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 Erosion and Sediment Control Standard (Version 9 or later) ▪ management of groundwater and surface water collection, treatment and disposal 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 site works b) At all times during site works
5	Water Supply Reticulation a) Submit to the ULDA Principal Engineer certification from a Registered Professional Engineer of Queensland (RPEQ) that engineering drawings for the water reticulation is designed in accordance with: ▪ approved Assessment of the Proposed <i>QUU Water</i>	a) Prior to the commencement of site works

CONDITIONS	TIMING
<i>Servicing Plan of the Fitzgibbon Development Area - Areas B, C, E1, E2, F & G Rev. No. 1 dated 17th March 2010 and</i> ▪ <i>WSA 03-2002 Water Supply Code of Australia V2.3</i> and that adequate connections are provided to service the ultimate development. b) Construct the water supply reticulation works in accordance with part (a) of this condition. c) Upon completion of the work 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 <i>WSA 03-2002 Water Supply Code of Australia V2.3</i> and in accordance with part (a) of this condition.	b) Prior to survey plan endorsement c) Prior to survey plan endorsement
6 Sewerage reticulation a) Submit to the ULDA Principal Engineer certification from Registered Professional Engineer of Queensland (RPEQ) that the sewerage reticulation is designed in accordance with <i>WSA 02-2002 Sewerage Code of Australia V2.3</i> and those connections provided are adequate to service the ultimate development. b) Construct the water supply reticulation works in accordance with part (a) of this condition. 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 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 works have been completed in accordance with part (a) of this condition.	a) Prior to the commencement of site works b) Prior to survey plan endorsement c) 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 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 approved <i>ETS Group Preliminary Stormwater Schematic Drawing No. SK02 Rev B dated 3/6/11</i>.	Prior to the commencement of site works

CONDITIONS		TIMING
9	Stormwater system a) Submit to the ULDA Principal Engineer engineering designs and hydraulic calculations certified by a Registered Professional Engineer Queensland (RPEQ) for the proposed stormwater drainage system are in accordance with Brisbane City Council's <i>Subdivision and Development Guidelines 2008</i> and that ▪ adequate connections are to be provided to service the ultimate development ▪ the calculations 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 and ▪ the design must take into account proposed and constructed stormwater and flood management works downstream of the outlets and any hydraulic effects these may have on the stormwater system. b) Connect the development to the ULDA's stormwater system. Upon completion 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 Brisbane City Council's <i>Subdivision and Development Guidelines 2008</i> and part a) of this condition.	a) Prior to the commencement of site works b) Prior to survey plan endorsement
10	Filling and Excavation a) Submit an earthworks plan and cross sections, checked and certified by a Registered Professional Engineer of Queensland (RPEQ-Civil) in accordance with Brisbane City Council's <i>Filling and Excavation Code</i> and <i>Subdivision and Development Guidelines</i>. The plan is to demonstrate that the finished level of all allotments is at least the ARI 100 flood level plus 300mm. b) Submit 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 <i>AS3798</i> and any unsuitable material encountered has been treated or replaced with suitable replacement material.	a) Prior to the commencement of works b) Prior to survey plan endorsement
11	Roadworks a) Submit to the ULDA engineering drawings for the proposed roadworks generally in accordance with approved ETS drawing SK05 Rev B dated 3/06/2011. Engineering plans shall be certified by a Registered Professional Engineer of Queensland (RPEQ). The construction of roadworks shall be in accordance with Brisbane City Council's <i>Subdivision and Development Guidelines 2008 Chapter 1</i>.	a) Prior to the commencement of works

CONDITIONS	TIMING
Where the height difference between the top of kerb and the existing ground level is greater than 1.0m and the batter slope is in excess of 1:4 a retaining wall and pool fence shall be designed so that there is a minimum footpath verge width of 2.5 meters between the kerb line and the pool fence. b) Construct the road works in accordance with part a) of this condition. Upon completion of the works submit to the ULDA "As Constructed" plans including an asset register in accordance with Brisbane City Council's <i>Subdivision and Development Guidelines 2008</i>, certified by a Registered Professional Engineer Queensland (RPEQ-Civil).	b) Prior to survey plan endorsement
12 Footpaths a) Construct footpaths in the locations shown on approved Subdivision Plan Area F Allotment Layout 22743 – 153 Rev A dated 03 December 2010 and submit engineering plans 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 in accordance with Brisbane City Council's <i>Subdivision and Development Guidelines 2008</i>, certified by a Registered Professional Engineer Queensland (RPEQ-Civil).	a) Prior to the commencement of works b) Prior to survey plan endorsement
13 Street lighting Design and install a street lighting system (including connections and energising) to all roads 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 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 Public Lighting Construction Manual) ▪ be acceptable to the electricity supplier as 'Rate 2 Public Lighting' (refer Energex's Rate 2 Public Lighting Design Parameters) and ▪ ensure lighting is not directed into the bushland area or provided with shades to reduce light spill.	Prior to survey plan endorsement
14 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	a) Prior to commencement of works on site b) Prior to survey

CONDITIONS		TIMING
	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.	plan endorsement c) As indicated d) At the conclusion of the 12 months maintenance period
15	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
16	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
17	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 survey plan endorsement
18	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
19	Broadband Provide infrastructure within the development to accommodate NBN services in accordance with NBN Co Limited '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.	Prior to survey plan endorsement
20	Pre-Construction Certification No works shall commence until the ULDA acknowledges in writing receipt of certification package from the Project Coordinator in accordance with section 6.4 a) of the ULDA <i>Certification Procedure Manual</i>.	Prior to commencement of site works

CONDITIONS		TIMING			
21	Post-Construction Certification Submit to the ULDA Post-Construction (Practical Completion) Certification, 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” in accordance with section 6.4 b) of the ULDA <i>Certification Procedure Manual</i>.	Prior to survey plan endorsement			
22	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. 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 border="1"> <tr> <td>Large dwelling units \$18,120/ lot</td><td>\$18,120 x 3 =</td><td>\$54,365.00 *</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>	Large dwelling units \$18,120/ lot	\$18,120 x 3 =	\$54,365.00 *	Prior to endorsement of survey plan
Large dwelling units \$18,120/ lot	\$18,120 x 3 =	\$54,365.00 *			

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 ****