Urban Land Development Authority DEV000004_08
2B, 8 & 29 Hercules St, Hamilton
Change to UDA development approval for Operational Works (Utility Installation) for diversion of existing 1125mm diameter stormwater line

UDA Development Approval Package

Site address	2B, 8, & 29 Hercules St Hamilton
Real property description	Lot 100 on SP116284, Lot 650 on SL2212, Lot 1 on SP206759
Type of application	Change to UDA development approval
Description of proposal	Operational Works (Utility Installation) for diversion of the existing 1125mm diameter stormwater line
ULDA reference number	DEV000004_08
Decision	Decision pending
UDA development approval Decision date	11 December 2008
Change to UDA development approval decision date	18 November 2009

Drawing or Document	Number	Plan or Document Date
Standard Notes and Details Plan prepared by Bornhorst and Ward Pty Ltd	07224-C001 Rev G	7/10/9
Drainage Plan prepared by Bornhorst and Ward Pty Ltd	07224-C050 Rev G	7/10/9
Stormwater Longitudinal Section prepared by Bornhorst and Ward Pty Ltd	07224-C051 Rev H	7/10/9
Stormwater Structures Detail Plan Sheet 1 prepared by Bornhorst and Ward Pty Ltd	07224-C052 Rev H	7/10/9
Catchment Plan prepared by Bornhorst and Ward Pty Ltd	07224-C090 Rev G	7/10/9
Stormwater Calculation Table prepared by Bornhorst and Ward Pty Ltd	07224-C091 Rev H	7/10/9

PROJECT TEAM

Matt Toon Principal Planner Development Assessment Urban Land Development Authority	**Nick Rozis** Project Coordinator & Certifier of Civil Engineering Director Bornhorst + Ward

CONDITION		TIMING
1	**Complete all Operational Works** Complete all work associated with this development approval, including work required by all of the following conditions. Such work is to be carried out generally in accordance with the approved plans, drawings and documents.	Prior to post construction certification
2	**Decision notice and approved plans/drawings to be retained on-site** A copy of this decision notice and stamped approved plans/drawings must be retained on site at all times.	At all times whilst construction is occurring
3	**Excavation/filling requiring consideration of acid sulphate soil**	During site works

	CONDITION	TIMING
	If the proposed works affect soils below 5m AHD and involves either: a. the excavation of 100m^3 or more of soil or sediment or b. the filling of land involving 500m^3 or more of material with an average depth of 0.5m or greater then the works shall be undertaken in accordance with an acid sulphate management plan prepared for this site by a suitably qualified professional.	
4	**Contaminated Land** The development shall proceed subject to an EPA permit and third party review for the remediation of contaminated soils in accordance with the *Environmental Protection Act 1994*. All associated remediation works shall be undertaken and completed, and final clearances issued.	As Indicated
5	**Pre construction certification** No work shall commence until a pre construction permit to commence work has been obtained from the ULDA.	Prior to commencement of site works
6	**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 endorsed plans, approved modifications.	Upon completion of site works
7	**Construction management plan** a. Prior to the commencement of works, the applicant must provide a vehicle barrier along the frontages of the land, to ensure that all vehicles only use approved vehicle crossovers. b. During site works loading/unloading operations must be conducted entirely within the site and vehicles waiting to be loaded/unloaded must also stand within the site. c. During site works all reasonable methods are to be used to reduce nuisance from dust, noise, vibration, smoke and material tracked onto public roads as a result of hauling and filling operations. d. During site works the site must be maintained in a clean and tidy state at all times. Arrangements must be made for the collection, storage and disposal of all waste materials. e. During site works the applicant must ensure that gravel access areas to the site, transport dust covers and shake (hose) down areas are in place to control both on-site dust nuisance and contamination of external properties, roadways and receiving waterways. f. Any damage to property (including pavement damage) is to be rectified at no cost to the ULDA. The surrounding carriageways are to be kept clean of any material carried onto the roadway by construction vehicles. Any work carried out to remove material	As Indicated

	CONDITION	TIMING
	from the roadway will be at the applicant's expense. g. During site works the applicant must ensure dust nuisance is not created. h. During site works the applicant must install adequate safety fences, barriers and guard railing to ensure any reasonably foreseeable risk of injury arising from the earthworks or potential for tampering with the earthworks are minimised as far as reasonably practicable. i. During site works if the use of vibratory compaction equipment occurs within 100 metres of any building or structure the applicant must conduct monitoring and building inspection reports.	
8	**Compliance with AS 3798-1996** The earthworks must be carried out in accordance with AS 3798-1996 *Guidelines on earthworks for commercial and residential developments.* Supervision of bulk earthworks must be to Level 1 and the frequency of field density testing must be in accordance with Table 8.1 of AS 3798-1996. Material must be placed in layers, watered and compacted to achieve the specified density ratio as monitored in Table 5.1 - Guidelines for Minimum Relative Compaction of AS 3798-1996.	During site works
9	**Erosion and sediment control** During site works sediment, erosion and dust control measures must be implemented in accordance with the *Soil Erosion and Sediment Control Engineering Guidelines for Queensland Construction Sites* (The Institution of Engineers, Australia Queensland Division June 1996). Additional sediment, erosion and dust control measures must be implemented as directed by ULDA representatives upon site inspection. Sediment control structures (eg sediment fence) must be placed at the base of all materials imported on-site to trap any sediment runoff. The following inspection program must be carried out until the site is fully rehabilitated: a. Regular inspections to ensure that adequate erosion control measures are in place and in good condition both during and after construction; and b. Inspections after each storm event to assess the adequacy of the erosion control measures. The applicant must make good any damage or non-performing erosion control devices and clean up any sediment that has left the site or is on the roads within and external to the site.	During site works
10	**Stormwater structures** Survey levels are required to confirm manhole and invert levels for	Prior to commencement of works

	CONDITION	TIMING
	structure 2.1 prior to any works commencing on site.	
11	**Stormwater Hydraulic Report** Prior to commencement of site works the applicant shall amend report titled, 'Hydraulic and Flood Analysis Report for The Proposed Hamilton Harbour Development' prepared by Bornhorst and Ward Pty Ltd dated December 2008, to ensure that the engineering drawings in section 1 of this approval are reflected is the report. Provide certification from a Registered Professional Engineer-Queensland (RPEQ), to the Engineering Delegate, that the development has been constructed in accordance with the amended hydraulic report.	As indicated
12	**Drainage easement over channel/overland flow path/drainage** a. Easements for overland flow and access purposes are to be granted free of cost and compensation to Brisbane City Council (BCC) over those areas identified in the report and/or as required by BCC b. A public utility (drainage) easement over the proposed open channel/overland flow path must be registered in favour of and at no cost to BCC c. Easements for underground drainage and access purposes, as required to preserve the rights of upstream properties in favour of BCC d. The easement must have a minimum width of 3 metres or the top width of the channel/drainage system, whichever is the greater e. The terms of the easements must be to the satisfaction of the BCC Chief Executive Officer f. Easement plans and associated documents must be duly signed by the owner of the burdened land (and any mortgagees, if necessary) before they are submitted to BCC for execution.	Prior to submission of post construction certification

STANDARD ADVICE

Brisbane City Council - Construct or repair the footway or connect to stormwater drainage

You are advised that when connecting into BCC's stormwater system excavating the road or footpath you are required in accordance with BCC Local Laws that before the commencement of construction to submit an application and pay the relevant fee to obtain the relevant BCC permits. For further information please contact the BCC on 3403 8888.

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 ****