

ULDA Decision Notice

Site Address	180 – 202 River Boulevard, Oonoonba
Real property description	Lot 7000 on SP247154
Type of development	UDA development permit subject to conditions
Aspects of Development	Reconfiguring a Lot
Description of Proposal	Subdivision of 1 into 39 residential lots plus new road with a Plan of Development
ULDA reference number	DEV2012/285
Decision date	6 September 2012
Currency period	4 years from decision date

Drawings or Documents	Number	Plan or Document Date
Proposed Reconfiguration and Plan of Development by Brazier Motti	29060/034 R	28 August 2012 (Amended in Red 29 AUG 2012)
Landscape Plan by Place	ULD22_LDA1001 Rev P2	26.06.2012 (Amended in Red 29 AUG 2012)
Acid Sulfate Soil Investigation for the Proposed Oonoonba Urban Land Development Site by Aecom	60158509:T552/10: SMB/DC	23rd July 2010
Acid Sulfate Soil Management Plan for Urban Land Development Authority Oonoonba Urban Land Development Area by Flanagan Consulting Group	5625/04	September 2010
The Village-Stage 2 Combined Services Plan Sheet 1 of 2 by UDP Consulting Engineers	ULD001-SK01 Rev 3	27/06/12
Oonoonba Site – Geotechnical Assessment of Land Suitability for Residential Development Report by Aecom	60158509	16 July 2010
Site Based Stormwater Quality Management Plan by BMT WBM	R.B17916.002.01.O onoonba.doc	13 August 2010

CONDITIONS OF APPROVAL

CONDITION		TIMING
1	Carry out the approved development Carry out the development generally in accordance with the approved plan/s. drawing/s and document/s.	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 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.	To be maintained

CONDITION		TIMING
4	Environmental Management Register a) Land is to be remediated in accordance with the Department of Environment and Heritage Protection's (DEHP) <i>Draft Guidelines for the Assessment & Management of Contaminated Land in Queensland</i> . b) Submit to the ULDA a Suitability Statement obtained from DEHP removing the site from the Environmental Management Register (EMR).	a) Prior to commencement of site works b) Prior to survey plan endorsement
5	Streetscape Works a) Undertake streetscape works in public road reserves generally in accordance with the approved Landscape Plan by Place number ULD22_LDA1001 Rev P2 dated 26.06.2012 (Amended in Red 29 AUG 2012). Works are to be carried out in accordance with the following standards: - AS1428.1 Design of Access and Mobility - AS1428.4 Tactile Ground Surface Indicators - Best Trade Practice (Part B of the Compliance Certificate – Landscape Works) - AS/NZA 1158.3.1, 1999 Pedestrian Area Lighting This work is to be certified by a suitably qualified urban design/landscape architect or registered Practicing Engineer – Queensland RPEQ professional in accordance with the ULDA Certification Procedures Manual and to the satisfaction of the ULDA. b) On completion of this work submit written certification and “as constructed” plans to the ULDA demonstrating compliance with this condition.	a) Prior to survey plan endorsement b) Prior to survey plan endorsement
6	Affordable Housing Contribution a) Deliver 50% of product (being 20 dwellings) below the median house price for Townsville. b) Deliver 40% of product (being 16 dwellings) for purchase or rent to low to moderate income households for Townsville. c) Submit to the ULDA written evidence that parts (a) and (b) of this condition has been complied with.	Prior to commencement of use
7	Accessible Housing a) Provide accessible (4 dwellings) in accordance with the approved Proposed Reconfiguration and Plan of Development by Brazier Motti plan no. 29060/034 R dated 28 August 2012 (Amended in Red 29 AUG 2012). b) Submit to the ULDA written evidence that part (a) of this condition has been complied with.	Prior to commencement of use

CONDITION		TIMING
8	Acid Sulphate Soils a) The management of acid sulphate soils shall be in accordance with the approved: • Acid Sulfate Soil Investigation for the Proposed Ooonoonba Urban Land Development Site reference number 60158509:T552/10:SMB/DC dated 23rd July 2010 by Aecom and • Acid Sulfate Soil Management Plan for Urban Land Development Authority Ooonoonba Urban Land Development Area project no 5625/04 dated September 2010 by Flanagan Consulting Group. b) Submit to the ULDA a Dewatering Management Plan certified by a RPEQ specialising in environmental engineering to ensure that environmental risk to nearby ecosystems have been minimised. c) Submit to the ULDA certification from a RPEQ specialising in environmental engineering, stating that all works have been completed in accordance with documents listed in part a) of this condition.	a) At all times during site works b) Prior to survey plan endorsement c) Prior to survey plan endorsement
9	Construction Management Plan a) Submit to the ULDA a Site Based Construction Management Plan that includes but is not 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 management of groundwater and surface water collection, treatment and disposal in accordance with Central Highlands Regional Council's standards.; • management of contaminated soils (if required), including removal, treatment and replacement in accordance with site remediation plans prepared and approved specifically for this site. 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

CONDITION		TIMING
10	Water Reticulation a) Submit to the ULDA detailed water reticulation plans, certified by a Registered Professional Engineer Queensland (RPEQ- Civil) designed generally in accordance with the approved The Village-Stage 2 Combined Services Plan Sheet 1 of 2 by UDP Consulting Engineers number ULD001-SK01 Rev 3 dated 27/06/12, Water Services Association of Australia's (WSAA) 'Water Supply Code of Australia – WSA 03-2002 or Townsville City Council's (TCC) standards whichever is applicable. b) Construct the works in accordance with the part a) certified plans c) Submit to the ULDA 'as-constructed' plans including an asset register in a format acceptable to Townsville City Council checked and certified by a Registered Professional Engineer Queensland (RPEQ-Civil).	a) Prior to commencement of site works b) Prior to survey plan endorsement c) Prior to survey plan endorsement
11	Sewer Reticulation a) Submit to the ULDA detailed sewer reticulation plans, certified by a Registered Professional Engineer Queensland (RPEQ- Civil), designed generally in accordance with the approved The Village-Stage 2 Combined Services Plan Sheet 1 of 2 by UDP Consulting Engineers number ULD001-SK01 Rev 3 dated 27/06/12, Water Services Association of Australia's (WSAA) "Sewerage Code of Australia – WSA 02-2002' or Townsville City Council' standards whichever is applicable b) Construct the works in accordance with the part a) certified plans c) Submit to the ULDA 'as-constructed' plans including an asset register in a format acceptable to Townsville City Council checked and certified by a Registered Professional Engineer Queensland (RPEQ-Civil).	a) Prior to commencement of site works b) Prior to survey plan endorsement c) Prior to survey plan endorsement
12	Stormwater – Quality a) Submit to the ULDA for compliance endorsement detailed stormwater quality plans, certified by a Registered Professional Engineer Queensland (RPEQ- Civil), designed generally in accordance with the approved Site Based Stormwater Quality Management Plan by BMT WBM number R.B17916.002.01.Oonoonba.doc dated 13 August 2010. b) Construct the works in accordance with the part a) endorsed plans. c) Submit to the ULDA 'as-constructed' plans including an asset register in a format acceptable to Townsville City Council checked and certified by a Registered Professional Engineer Queensland (RPEQ-Civil).	a) Prior to commencement of site works b) Prior to survey plan endorsement c) Prior to survey plan endorsement

CONDITION		TIMING
13	Stormwater - Quantity a) Submit to the ULDA detailed stormwater drainage plans, certified by a Registered Professional Engineer Queensland (RPEQ- Civil), designed generally in accordance with QUDM 2008 and Townsville City Council standards b) Construct the works in accordance with the part a) certified plans. c) Submit to the ULDA 'as-constructed' plans including an asset register in a format acceptable to Townsville City Council checked and certified by a Registered Professional Engineer Queensland (RPEQ-Civil).	a) Prior to commencement of site works b) Prior to survey plan endorsement c) Prior to survey plan endorsement
14	Roadworks a) Submit to the ULDA engineering design/ construction drawings, checked and certified by a Registered Professional Engineer of Queensland (RPEQ-Civil) generally in accordance with the approved The Village-Stage 2 Combined Services Plan Sheet 1 of 2 by UDP Consulting Engineers number ULD001-SK01 Rev 3 dated 27/06/12. The rear laneway shall be designed generally in accordance with the <i>ULDA Practice Note No. 12 Rear Lanes: design and development</i>. b) Construct the works in accordance with the part a) certified plans and Townsville City Council road construction standards. c) Submit to the ULDA 'as-constructed' plans including an asset register in a format acceptable to Townsville City Council checked and certified by a Registered Professional Engineer Queensland (RPEQ-Civil).	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 within the development at no cost to Council The design and construction of the street lighting system must: • be undertaken by a Registered Professional Engineer Queensland (RPEQ-Electrical) • be in accordance with Townsville City Council's Planning Scheme Engineering Design Guidelines. • meet the relevant requirements of the electricity supplier • be acceptable to the electricity supplier as 'Rate 2 Public Lighting'	Prior to survey plan endorsement
16	Soil Erosion and Sediment Control a) Submit to the ULDA Principal Engineer an Erosion and Sediment Control (E&SC) Program prepared, certified by a Registered Professional Engineer Queensland (RPEQ) generally in accordance with Townsville City Council's (TCC) Technical Design Guidelines and <i>ICEA Best Practice Erosion & Sediment Control – November 2008</i>. b) The E&SC shall be closely monitored by a Registered Professional Engineer Queensland (RPEQ)	a) Prior to commencement of works b) At all times during construction

CONDITION		TIMING
17	Filling and Excavation a) Submit to the ULDA an Earthworks Management Plan certified by a RPEQ specialising in geotechnical engineering, generally in accordance with the approved Ooononba Site Geotechnical Assessment of Land Suitability for Residential Development Report by Aecom number 60158509 dated 16 July 2010. b) Submit certification by 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 – <i>Guidelines on Earthworks for Commercial and Residential Developments</i> and any unsuitable material encountered has been treated or replaced with suitable replacement material.	a) Prior to commencement of work b) Prior to survey plan endorsement
18	Easements over infrastructure – water supply, sewerage, drainage Public utility easements must be provided, in favour of and at no cost to Townsville City Council (TCC), over TCC infrastructure that becomes contributed assets located in private land. The terms of the easements must be to the satisfaction of the Chief Executive Officer, and the easement documents must be executed prior to the endorsement of the survey plan.	Prior to survey plan endorsement
19	Electricity Submit to the ULDA either: • written evidence from an authorised electricity supplier (e.g. Ergon) demonstrating that existing underground low-voltage electricity supply is available to the newly created lots or • written evidence that the applicant has entered into an agreement with an authorised electricity supplier (e.g. Ergon) to provide underground electricity services.	Prior to survey plan endorsement
20	Telecommunications Submit to the ULDA documentation from an authorised telecommunication service provider confirming that satisfactory arrangements have been made for the provision of underground telecommunication services to each new lot within the proposed subdivision.	Prior to survey plan endorsement
21	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 1 st April 2011.	Prior to survey plan endorsement
22	Repair damage to Kerb, Footpath or Road Repair to the satisfaction of the Townsville City Council any damage to existing kerb and channel, road verge or roadway (including removal of concrete slurry from footpaths, roads, kerb and channel and stormwater gullies and pipes) that may occur during any works carried out in association with the approved development.	Prior to survey plan endorsement

CONDITION		TIMING
23	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 association with the approved development in accordance with Townsville City Council's Planning Scheme Engineering Design Guidelines.	Prior to survey plan endorsement
24	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 <i>ULDA Certification Procedure Manual</i> .	Prior to commencement of site works
25	Post-Construction Certification Submit 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 <i>ULDA Certification Procedure Manual</i>	Prior to survey plan endorsement
26	Infrastructure Contributions Pay to the ULDA, a monetary contribution towards the cost of the provision of essential infrastructure. The contribution will be based on Townsville City Council's applicable infrastructure charging document for the area. These charges will be indexed each year by the three year rolling average of the Queensland Roads and Bridges Index.	Prior to survey plan endorsement

STANDARD 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 ULDA 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.

**** End of Package ****