

UDA Development Approval Package

Site Address	Macarthur Ave, Eagle Farm
Real property description	Lots 100, 105, 106, 107, and 110 on SP224971
Type of approval	UDA Development Permit, subject to conditions
Aspects of development	Operational Works
Description of proposal	Interfering with Significant Vegetation
ULDA reference number	DEV2012/279
Decision date	15 June 2012
Currency period	2 years from Decision date

Approved plan/s, drawing/s and document/s	Number	Date
Surface Finishes Plan, prepared by RPS, Amended in Red 15 June 2012	L1.02 rev 09	07/06/2012
Landscape Details – Sections, prepared by RPS	L5.03 rev 05	03/05/2012
Plant Schedule, prepared by RPS	L0.02 rev 06	14/05/2012

PROJECT TEAM

Brianna Fyffe Planner Development Assessment Urban Land Development Authority	Marcus Bloor Environmental Planner Urban Land Development Authority	Patrick Chin Principal Engineer – Compliance Development Assessment Urban Land Development Authority
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CONDITION		TIMING
1.	Carry out the approved development Carry out and complete the development generally in accordance with the approved plan/s, drawing/s and document/s and the conditions contained in this approval.	Prior to the commencement of use and to be maintained
2.	Complete all Operational Works Complete all operational and building 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.	While site works/ operational works/ building works is occurring
3.	Vegetation interference works All vegetation interference works are to be conducted by a qualified arborist in accordance with <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 Code Number: MP06 July 2011</i> .	While site works/ operational works/ building works is occurring
4.	Rehabilitation works Conduct rehabilitation works in accordance with drawing L1.02 rev 09, Amended in Red 15 June 2012 and planning schedule L0.02 rev 06, dated 14/05/2012.	While site works/ operational works/ building works is occurring

CONDITION		TIMING
5.	Erosion and Sediment Control (ESC) Management Plan a) Prepare an ESC for the site in accordance with the Healthy Waterways document "Controlling Stormwater Pollution on Your Building Site" 2006 (or later version) and Brisbane City Council's "Erosion and Sediment Control Standard" (Version 9 or later). b) Implement and maintain the ESC Management Plan on-site for the duration of the operational or building works, and until all exposed soil areas are permanently stabilised (e.g. turfed, hydro-mulched, concreted, landscaped). The prepared ESC Management Plan must be available on-site during these works.	Prior to site works commencing While site works/operational works/building works is occurring
6.	Protecting Existing Infrastructure Where there is existing infrastructure in the vicinity of the proposed work, then the new work must not damage or compromise the working ability of the existing infrastructure. Should it be required to provide alterations to public utility mains, existing mains, drainage infrastructure or installations, then the developer is required to meet the costs of the alteration/s, which is to be carried out in accordance with Brisbane City Council's "Subdivision and Development Guidelines" and Queensland Urban Utilities' current Standards.	While site works are occurring, then to be maintained
7.	Retaining Structures a) Submit to the ULDA for endorsement engineering plans for all retaining structures, checked and certified by a Registered Professional Engineer of Queensland (RPEQ). b) Construct the retaining structures in accordance with the approved plans required in part (a) of this condition. Submit to the the ULDA 'As-Constructed' plans verified by a Registered Professional Engineer of QLD (RPEQ) confirming all works have been completed in accordance with the approved plans.	Prior to commencement of works Prior to the commencement of use
8.	Construction Management Plan a) Submit to the ULDA Principal Engineer a site based construction management plan that will include but not be limited to: a. provision for the management of traffic 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 work sites during and outside construction work hours; d. management of groundwater and surface water collection, treatment and disposal to accepted environmental standards; e. if found, management of acid sulphate and contaminated soils including removal, treatment and replacement in accordance with site remediation plans prepared and approved specifically for the site. Any acid sulphate soil found shall be managed, treated and removed in accordance with the Queensland Acid Sulphate Soil Technical Manual, Soil Management Guidelines V3.8 or later. b) 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.	Prior to commencement of works Prior to commencement of works

CONDITION		TIMING
	c) 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.	At all times during construction
9.	Certification Agreement Comply with all requirements and fulfil all responsibilities outlined in the ULDA Self Certification Procedure Manual. No work is to commence until the certification documents submitted by the Project Coordinator is acknowledged in writing by the ULDA.	Prior to commencement of works
10.	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
	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 the commencement of use

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), *Urban Land Development Authority (Vegetation Management) By-Law 2009* (e.g. prior to commencement of any trimming of controlled vegetation), 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.

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 ****