

ULDA DECISION NOTICE

Site Address	253 Telegraph Rd, Fitzgibbon
Real property description	Lot 2000 on SP238967
Type of approval	Reconfiguring a Lot
Aspects of Development	Subdivision
Description of Proposal	1 into 59 residential lots, 1 mixed use lot, 2 utility lots plus 3 parkland lots and new road
ULDA reference number	DEV2010/088
Decision date	26 September 2011
Currency period	4 years from Decision date

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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Approved Drawings or Documents	Number	Plan or Document Date
Allotment Layout – Area C	22743-145 Rev D	08 June 2011
Plan of Development – Area C	22743-152 Rev C	08 June 2011
Proposed Warehouse Precinct Detail Allotment Layout	22743-150 Rev C	08 June 2011
Proposed Warehouse Precinct Detail Plan of Development	22743-151 Rev D	08 June 2011
Fitzgibbon Chase Development Control Guidelines – Area C		April 2011
Part 7 of the approved <i>TTM Proposed Fitzgibbon Chase Areas B, C, E and G - Preliminary Environmental Noise Impact Assessment</i> report	25850 R07	6th November 2009.
Sewer Servicing Plan Fitzgibbon Urban Development Area	Figure 5	January 2009
WRM Water and Environment letter ULDA Fitzgibbon Development – Review of Bulk Earthworks for Areas C, E, F & G	0541-02-I	15th April, 2010
<i>Fitzgibbon Urban Development Area E2 Flood Impact Assessment and Stormwater Management Plan</i> report by WRM Water and Environment	0541- 02-D	15 January 2010
Landscape Concept Plan	ULD13_SK01	09/11/2010
Neighbourhood Park and Boulevard Concept Plan	ULD13_SK02	09/11/2010
Warehouse Square Concept plan	ULD13_SK03	09/11/2010
Indicative Sections	ULD13_SK04	09/11/2010
Indicative Sections	ULD13_SK05	09/11/2010
Unit Plan Type 1A – Ground and Level 1	05 C	5/11/10
Unit Plan Type 2 – Ground and Level 1	06 C	5/11/10
Unit Plan Type 3 – Ground and Level 1	07 C	5/11/10
Unit Plan Type 4 – Ground and Level 1	08 C	5/11/10
Unit Plan Type 5A – Ground and Level 1	09 C	5/11/10
Unit Plan Type 5B – Ground and Level 1	10 C	5/11/10
Unit Type 1A – Elevation	11 B	5/11/10
Unit Type 2 – Elevation 1 & 2	12 B	5/11/10
Unit Type 3 – Elevation 1 & 2	13 B	5/11/10
Unit Type 4 – Elevation	14 B	5/11/10
Unit Type 5A – Elevation 1 & 2	15 B	5/11/10
Unit Type 5B – Elevation	16 A	5/11/10
Warehouse A – Elevation 1 & 2	17 A	5/11/10
Warehouse B, C, D Elevation	18 A	5/11/10
Unit Type 1A & 2 – Section 1	19 A	5/11/10
Unit Type 3 & 4 – Section 1	20 A	5/11/10
Unit Type 5A & 5B – Section 1	21 A	5/11/10
Warehouse A – Street View	22 A	5/11/10
Warehouse D – Street View	23 A	5/11/10
Warehouse A – Laneway View	24 A	5/11/10
Warehouse A – Laneway View 2	25 A	5/11/10

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 for the relevant stage of the subdivision
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 for the relevant stage of the subdivision
3	Complete all Building Works Complete all building work associated with this development approval, including work required by any of the following conditions. Such building work is to be carried out generally in accordance with the approved Fitzgibbon Chase Development Control Guidelines – Area C dated April 2011 and approved Unit Type 1 to 5 plans contained within this package for Lots 322 to 368 inclusive.	Prior to commencement of use
4	Construction Management Plan a) Prepare a site based construction management plan that will include but not be 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 Brisbane City Council's <i>Erosion and Sediment Control Standard</i> (Version 9 or later) ▪ management of groundwater and surface water collection, treatment and disposal ▪ management of contaminated soils (if required), 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. 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	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</i>	Prior to commencement of site works

CONDITION		TIMING
	<i>Manual.</i>	
6	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 ULDA <i>Certification Procedure Manual</i>.	Prior to survey plan endorsement for the relevant stage of the subdivision
7	Acoustic requirements a) Construct an acoustic barrier along the full length of the western site boundary of proposed Lots 322 to 325 inclusive, Lots 329 to 335 inclusive and 339 to 341 inclusive in accordance with the recommendations made in Part 7 of the approved <i>TTM Proposed Fitzgibbon Chase Areas B, C, E and G - Preliminary Environmental Noise Impact Assessment</i> report No. 25850 R07 dated 6th November 2009. b) All potential purchases of lots within 100metres of the North Coast Railway line are to be advised in writing that further acoustic assessment is required for future house plans as identified in <i>TTM Proposed Fitzgibbon Chase Areas B, C, E and G - Preliminary Environmental Noise Impact Assessment</i> report dated 6th November 2009.	a) Prior to survey plan endorsement for the relevant stage of the subdivision b) As Indicated
8	Water Supply Reticulation a) Submit to the ULDA Principal Engineer engineering drawings for the water reticulation system. This is to be in accordance with <i>Queensland Urban Utilities (QUU) Water Servicing Plan dated 17th March 2010</i> and certified by a Registered Professional Engineer of Queensland (RPEQ). This is to include a water main or capped water supply pipe to a point on the frontage of all lots of sufficient capacity to provide for a future fire main and water reticulation service to each of these lots based on the intended future development of those lots in accordance with <i>WSA 03-2002 Water Supply Code of Australia V2.3</i>. b) 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 <i>WSA 03-2002 Water Supply 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 survey plan endorsement for the first stage b) Prior to survey plan endorsement for the relevant stage of the subdivision
9	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>.	Prior to survey plan endorsement for the relevant stage of the subdivision

CONDITION	TIMING
10 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: ▪ the approved Sewer Servicing Plan Fitzgibbon Urban Development Area Figure 5 dated January 2009 and ▪ <i>WSA 02-2002 Sewerage Code of Australia V2.3.</i> b) Upon completion of the works prepare and submit to the ULDA Principal Engineer "As Constructed" plans including an asset register 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 survey plan endorsement for the first stage b) Prior to survey plan endorsement for the relevant stage of the subdivision
11 Stormwater System a) Submit to the ULDA Principal Engineer designs and hydraulic calculations for the proposed stormwater drainage system checked and certified by a Registered Professional Engineer Queensland (RPEQ) in accordance with Brisbane City Council's <i>Subdivision and Development Guidelines</i>. The following requirements are to be included within the submission. ▪ Demonstrate the capacity of the underground stormwater pipe system to take the minor storm flow for a minimum ARI 2 year rainfall event without surcharge. ▪ Demonstrate 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. ▪ Take into account the proposed and constructed stormwater and flood management works downstream of the outlets and any hydraulic effects these may have on the stormwater system. ▪ Take into account the excavation of open drains or underground pipes required to achieve an outlet to the stormwater system. ▪ Design is to conform with approved <i>WRM Water and Environment</i> letter ULDA Fitzgibbon Development – Review of Bulk Earthworks for Areas C, E, F & G number 0541-02-I dated 15th April, 2010 and the approved <i>Fitzgibbon Urban Development Area E2 Flood Impact Assessment and Stormwater Management Plan</i> report by WRM Water + Environment number 0541- 02-D dated 15 January 2010. b) Construct the works in accordance with part (a) of this condition. c) Upon completion and certification of the works 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 Brisbane City Council's <i>Subdivision and Development Guidelines</i>.	a) Prior to the commencement of site works b) Prior to survey plan endorsement c) Prior to survey plan endorsement for the relevant stage of the subdivision

CONDITION		TIMING
12	Repair damage to kerb, footpath or road Repair any damage to existing kerb and channel, footpath or roadway (including removal of concrete slurry from footways, 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 the relevant stage of the subdivision
13	Electricity Submit to the ULDA either written evidence: ▪ demonstrating that existing underground low-voltage electricity supply is available to the newly created lots or ▪ 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 the relevant stage of the subdivision
14	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 the relevant stage of the subdivision
15	Broadband Provide infrastructure within the development to accommodate NBN services in accordance with NBN Co Limited <i>New Developments: Deployment of the NBN Co Conduit and Pit Network – Guidelines for Developers</i>, Doc. No NBN-TE-CTO-194, issue date 1st April 2011.	Prior to survey plan endorsement the relevant stage of the subdivision
16	Service Conduits & Mains Submit conformation from the relevant authorities that service allocation arrangements within the road verges are satisfactory to the requirements of each of the Utility Authorities. 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 Brisbane City Council's <i>Subdivision and Development Guidelines</i> Joint use service trenches are to be utilised where possible.	Prior to survey plan endorsement the relevant stage of the subdivision
17	Roadworks a) Submit to the ULDA Principal Engineer for approval, drawings of all proposed road works, checked and certified by a Registered Professional Engineer of Queensland (RPEQ-Civil) in accordance with Brisbane City Council's <i>Subdivision and Development Guidelines 2008 Chapter 1</i>. The drawings are to be accompanied by a technical note demonstrating the suitability of the proposed roads to adequately cater for the ultimate traffic volumes. b) Construct the road works in accordance the approved drawings as required by part a) of this condition.	a) Prior to the commencement of works b) Prior to survey plan endorsement for the relevant stage of the subdivision

CONDITION		TIMING
	c) Upon completion of the works submit to the ULDA Principal Engineer "As Constructed" plans including an asset register certified by a Registered Professional Engineer Queensland (RPEQ-Civil) in accordance with Brisbane City Council's <i>Subdivision and Development Guidelines</i> .	c) Prior to survey plan endorsement for the relevant stage of the subdivision
18	Filling and Excavation Submit to the ULDA Principal Engineer certification from a RPEQ specialising in geotechnical engineering stating that all cut and fill operations have been carried out in accordance with AS3798 and any unsuitable material encountered has been treated or replaced with suitable replacement material.	Prior to survey plan endorsement for the relevant stage of the subdivision
19	Landscape and Streetscape Works a) Construct landscape works and plant street trees generally in accordance with approved Landscape Concept Plan number ULD13_SK01 dated 09/11/2010, Neighbourhood Park and Boulevard Concept Plan number ULD13_SK02 dated 09/11/2010, Warehouse Square Concept Plan number ULD13_SK03 dated 09/11/2010 Indicative Sections number ULD13_SK04 and ULD13_SK05 dated 09/11/2010. b) On Maintenance Provide 12 months maintenance to the parks and street trees, commencing on receipt of written confirmation from the ULDA that works are satisfactory. c) Off Maintenance Inspection On completion of the 12 months maintenance period, contact the ULDA to arrange an Off Maintenance inspection. d) Transfer and surrender to the Crown Transfer and surrender to the Crown as "park for public use" proposed Lots 1023, 1019 and 1020.	a) Prior to commencement of works in the park b) As indicated c) As indicated d) Prior to commencement of use of the park
20	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> . Drawings must meet the relevant requirements of the electricity supplier (where the supplier is Energex, this includes Energex's <i>Public Lighting Construction Manual</i>) be acceptable to the electricity supplier as 'Rate 2 Public Lighting' (refer Energex's Rate 2 Public Lighting Design Parameters).	Prior to survey plan endorsement the relevant stage of the subdivision
21	Footpaths a) Construct footpaths in the locations shown on approved Allotment Layout – Area C 22743-145 Rev B dated 8 NOVEMBER 2010 and submit engineering plans to the ULDA Principal Engineer checked	a) Prior to survey plan endorsement

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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 certified by a Registered Professional Engineer Queensland (RPEQ-Civil), in accordance with part a) of this condition.	the relevant stage of the subdivision b) Prior to survey plan endorsement the relevant stage of the subdivision																
22 Infrastructure Contributions Pay to the Urban Land Development Authority a monetary contribution towards the cost of the provision of essential infrastructure. The contribution has been calculated in accordance with the ULDA's <i>Interim Infrastructure Framework</i> (The Framework) which will apply for all development approvals issued prior to 30 June 2011. 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 applicable charge is: <table border="1" data-bbox="301 1003 928 1930"> <tbody> <tr> <td>Lots 322 to 368 inclusive Type 1 – 89m² \$10,495 x 5 =</td><td>\$52,475</td></tr> <tr> <td>Lots 322 to 368 inclusive Type 2 – 90m² \$10,495 x 8 =</td><td>\$83,960</td></tr> <tr> <td>Lots 322 to 368 inclusive Type 3 – 150m² \$17,275 x 2 =</td><td>\$34,550</td></tr> <tr> <td>Lots 322 to 368 inclusive Type 4 – 87m² \$10,495 x 16 =</td><td>\$167,920</td></tr> <tr> <td>Lots 322 to 368 inclusive Type 5A – 81m² \$10,495 x 8 =</td><td>\$83,960</td></tr> <tr> <td>Lots 322 to 368 inclusive Type 5B – 84m² \$10,495 x 6 =</td><td>\$62,970</td></tr> <tr> <td>Lots 1007 to 1018 inclusive \$17,275 x 12 =</td><td>\$207,300</td></tr> <tr> <td>Total</td><td>\$693,135.00*</td></tr> </tbody> </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>	Lots 322 to 368 inclusive Type 1 – 89m ² \$10,495 x 5 =	\$52,475	Lots 322 to 368 inclusive Type 2 – 90m ² \$10,495 x 8 =	\$83,960	Lots 322 to 368 inclusive Type 3 – 150m ² \$17,275 x 2 =	\$34,550	Lots 322 to 368 inclusive Type 4 – 87m ² \$10,495 x 16 =	\$167,920	Lots 322 to 368 inclusive Type 5A – 81m ² \$10,495 x 8 =	\$83,960	Lots 322 to 368 inclusive Type 5B – 84m ² \$10,495 x 6 =	\$62,970	Lots 1007 to 1018 inclusive \$17,275 x 12 =	\$207,300	Total	\$693,135.00*	Prior to survey plan endorsement the relevant stage of the subdivision
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STANDARD ADVICE

Brisbane City Council (BCC) or Queensland Urban Utilities (QUU) Endorsement

For any conditions in this package that require the consideration of BCC or QUU, 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 or a permit).

Noise and Dust Emissions

All development involving the emission of noise and dust from building/construction activities requires that the emission be in accordance with the requirements of the *Environmental Protection Act 1994*. Pursuant to Division 3 Section 440R of the *Environmental Protection Act 1994*, 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 ****