

UDA Development Approval Package

Address of Site	253 Telegraph Rd, Fitzgibbon
Real Property Description	Part of Lot 11 on SP223412
Type of Application	Building Works & Operational Works (clearing vegetation)
Description of proposal	Shed associated with Utility Installation (Stormwater harvesting) and Clearing of Significant Vegetation.
ULDA Reference Number	DEV2010/064
Package Approved	26 October 2010
Decision	APPROVED

Approved plan/s, drawing/s and document/s	Number	Date
General Arrangement Plan	C203 Rev A	24.09.2010
Metes and Bounds Plan	SK201 Rev A	04.10.2010
FISH Building – Site & Ground Floor Plan	SD-101	24 Sept 2010 (Received)
FISH Building Floor Plan	SD-102	24 Sept 2010 (Received)
FISH Roof Plan	SD-103	24 Sept 2010 (Received)
FISH Elevations	SD-104	24 Sept 2010 (Received)
3D Perspective	SD-801	24 Sept 2010 (Received)
Surveyed Tree Identification report by Biodiversity Assessment and Management Pty Ltd	0276-001	5 October 2010
Flora and Fauna Management Plan – Fitzgibbon Urban Development Area Precinct 4	Revision 4	30/11/2009

PROJECT TEAM

Matt Toon Principal Planner Urban Land Development Authority	Phillip Kohn Environmental Planner Urban Land Development Authority	Con de Groot Principal Engineer Urban Land Development Authority
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CONDITIONS		TIMING
1.	Complete All Building Work 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 plans, drawing(s), and/or documents.	As indicated
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 commencement of use
3.	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	Prior to commencement

CONDITIONS	TIMING
channel and stormwater gullies and drainlines) that may occur during any works carried out in association with the approved development.	of use
4. Construction Management Plan a) Prepare 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 Brisbane City Council's Erosion and Sediment Control Standard (Version 9 or later) ▪ management of groundwater and surface water collection, treatment and disposal ▪ All operators of machinery are to be made aware of the presence of high voltage conductors 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.	a) Prior to commencement of site works b) At all times during the construction period
5. Sewer & Water Connection a) Seek and obtain approval from Queensland Urban Utilities (QUU) to connect into the existing water and sewerage infrastructure. Submit for approval to the QUU Engineering plans showing the design of any sewer property connections to serve the development. A Registered Professional Engineer of QLD (RPEQ) is to verify the plan and ensure the design is in accordance with Brisbane City Council's current Sewerage Standards. b) Construct the sewer and water connection in accordance with the approved plans required in part (a) of this condition. Submit to the QUU and 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 c) Provide to the ULDA all approval correspondence from UQQ relating to part (a) of this condition.	Prior to commencement of use
6. Service, meter assembly & meter box Provide a water service, approved meter assembly and meter box to the boundary of proposed development in accordance with the WSA	Prior to commencement of use

	CONDITIONS	TIMING
	03-2002 <i>Water Supply Code of Australia</i> V2.3 and Brisbane City Council's <i>Supplementary Manual</i> .	
7.	Stormwater system Internal stormwater and roofwater shall be collected and discharged on-site.	Prior to commencement of use and to be maintained
8.	Easements over infrastructure – water supply, sewerage, drainage Where public utilities are located on private land, public utility easements must be provided in favour of the ULDA. The terms of the easements must be to the satisfaction of the Chief Executive Officer.	Prior to commencement of use
9.	Vegetation Clearing a) Survey and stake the boundary of the site works as shown as 'infrastructure footprint' and relocate nest boxes as identified with approved <i>Surveyed Tree Identification</i> report by <i>Biodiversity Assessment and Management Pty Ltd</i> dated 5 October 2010. b) Significant vegetation identified within the approved <i>Surveyed Tree Identification</i> report by <i>Biodiversity Assessment and Management Pty Ltd</i> dated 5 October 2010 can be cleared within the surveyed boundary of part a. of this condition and all vegetation outside the identified boundary is to be protected. c) Tree clearing shall be in accordance with the requirements of the approved <i>Flora and Fauna Management Plan – Fitzgibbon Urban Development Area Precinct 4 Revision 4</i> dated 30/11/2009.	a) Prior to commencement of significant vegetation clearing b) On completion of part a. of this condition c) As indicated
10.	Outdoor Lighting Minimise outdoor lighting to reduce light spill in the adjacent bushland areas to be in accordance with <i>AS 4282:1997 Control of the Obtrusive Effects of Outdoor Lighting</i> .	Prior to commencement of use and to be maintained
11.	Landscaping a) Submit to the ULDA, Development Assessment a detailed Landscape Plan for landscape areas prepared by a qualified and experienced Landscape Architect that certifies that the plan is in accordance with nominated landscaped areas on approved FISH Building – Site & Ground Floor Plan numbered SD-101 and Appendix 2 of the ULDA's <i>Fitzgibbon Bushland Management Plan Version 2</i> . b) Any landscaping on the Energex easement must have prior written approval from Energex's Principal Mains Design Engineer. The design must be kept to the edges of the easement and not under any overhead conductors. Mature trees are not to grow in excess of 3.5m in height and be in accordance with Energex's Guide to <i>Powerline Friendly Plants</i> .	a) Prior to commencement of landscape site works b) Prior to commencement of landscape site works

	CONDITIONS	TIMING
	c) Construct landscaping in accordance with part a. of this condition. d) On completion of part c. of this condition provide written certification from a licensed and experienced Landscape Architect or Landscape Contractor that the completed landscaping complies with the part a. and b. of this condition and submit a copy of the as-constructed detailed Landscape Plan to the ULDA, Development Assessment.	c) As indicated d) Prior to commencement of use
12.	Energex – Nominated Assessing Authority a) Fence must be a maximum of 1.8m high and constructed from chain mesh. b) Access to and along the easement must be available to ENERGEX personnel and heavy equipment at all times. c) Where fencing prohibits access to and along the easement, gates approved by ENERGEX, are to be installed with an ENERGEX padlock. d) Clearance is maintained from all proposed structures to the overhead 110kV powerlines in accordance with <i>Electrical and Safety Standards 2002</i>. e) At all times the following clearance must be maintained from the top of any machinery moving in the vicinity of energised conductors; - 132kV and 110kV conductors – 4.5m minimum clearance - 33kV and 11kV conductors – 3m minimum clearance - Contact ENERGEX if these safety standards cannot be confidently maintained. f) 10m clear access must be provided around all towers and pole structures after the completion of any works on the easement. g) No civil works are to occur within 5 metres of any part of an ENERGEX structure without ENERGEX approval. h) Natural ground level on the easement must not be disturbed without ENERGEX approval. i) Submit to ENERGEX 'As constructed' plans prior to the commencement of use. j) During construction, Energex must be consulted if 5m horizontal distance to Energex structures cannot be achieved. k) During construction, any excavation deeper than 5m must have a minimum horizontal separation from the excavation to any tower, base or pole at least equal to the excavation depth. The excavation is not to be left open overnight and backfill is to be compacted in 150mm layers in the immediate vicinity of the structure. l) Final ground levels should slope gently to the edge of the easement, surrounding area or kerb such that pooling of water on the easement is avoided and conductor ground clearances are not decreased. m) Lighting structures are not permitted in the easement without prior written consent of Energex. n) Any costs incurred by Energex as a result of the works on the easement are to be met by the property developer.	As indicated and to be maintained

Standard Advice

Development Approval

This Development Approval does not include assessment against the Building Code of Australia and does not permit building work to occur. Prior to the commencement of any building work, a Development Permit under the *Sustainable Planning Act 2009* for Carrying out Building Work will be required.

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, an approval or a permit).

Trade Waste Approval

The discharge of waste liquids to the sewerage system must be conducted in accordance with the conditions of a Trade Waste Approval. Permits can be obtained from Brisbane City Council's Trade Waste Section. For further information on permits please contact the Brisbane City Council's call centre on 3403 8888.

Chemical storage and management

The handling and storage of all hazardous substances is subject to the Queensland Hazardous Substances Code of Practice 2003. Storage and handling of corrosive substance shall be in accordance with *AS 3780-2008 Storage and Handling of Corrosive Substances* where applicable. All chemicals categorised as Australian Dangerous Goods (ADG) under the ADG code shall be stored and managed in accordance to the *Dangerous Goods and Safety Management Act 2001* and the *Dangerous Goods Safety Management Regulation 2001*. Where applicable, management of regulated waste shall be in accordance with the *Environmental Protection (Waste Management) Regulation 2000*.

Environmental management

The design and operation and treatment plant and associated facilities shall be in compliance with the all relevant design standards, the *Environmental Protection Act 1994*, the *Environmental Protection Regulation 2008* and all other applicable legislative requirements for the management of potential environmental impacts and the protection of the environment.

**** End of Package ****