

UDA Development Approval Package

Site address	253 Telegraph Rd, Fitzgibbon
Real property descriptions	Lot 511 on SP234612 and Lot 11 on SP223412
Type of application	Reconfiguring a Lot
Description of proposal	Subdivision of 2 into 103 residential lots including 2 new parkland lots and road
ULDA reference number	DEV2010/060
Decision	APPROVED
Decision date	29 October 2010

Drawing or Document	Number	Plan or Document Date
Allotment Layout – Area E2	22743-127 Rev D (As Amended in Red)	26 July 2010
Site Development Plan – Area E2	22743-128 Rev E (As Amended in Red)	06 October 2010
Fitzgibbon Urban Development Area E2 Flood Impact Assessment and Stormwater Management Plan	0541-02-D	15 January 2010
WRM Water and Environment letter	0541-02-D	15th January, 2010
Queensland Urban Utilities (QUU) Water Servicing Plan	Rev No. 1	17 th March 2010
Sewer Servicing Plan	Figure 5 – Sewer layout plan proposed in January 2009	7 October 2010 (received)
TTM Proposed Fitzgibbon Chase – Areas B, C, E and G Preliminary Environmental Noise Impact Assessment	25850 R07	6 th November 2009.
Landscape Concept Plan	ULD12_SK01 (B)	23/7/2010
Park Detail Plan	ULD12_SK02 (B)	23/7/2010
Vegetation Protection Plan	22743-76D (As Amended in Red)	16 FEB 2010

PROJECT TEAM

Matt Toon Principal Planner Development Assessment Urban Land Development Authority	Con de Groot Principal Engineer Development Assessment Urban Land Development Authority	Phillip Kohn Principal Environmental Planner Urban Land Development Authority
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CONDITIONS		TIMING
1	Carry out the approved development Carry out the approved development generally in accordance with the approved plans/drawing and/or documents.	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

CONDITIONS	TIMING
3 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) During site works and prior to survey plan endorsement for the relevant stage of the subdivision
4 Water Supply Reticulation a) Submit to the ULDA Principal Engineer engineering drawings for the water reticulation system. This is to be in accordance with the approved <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 lots 1003 and 1004 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 and certification of the works, 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)	a) Prior to the commencement of site works b) Prior to survey plan endorsement for the relevant stage of the subdivision

CONDITIONS		TIMING
	above. c) Submit to the ULDA Principal Engineer written consent or endorsement of design plans from QUU agreeing to the relinquishment of the easement containing the 450mm trunk water main for that section of easement to be contained within the future road reserve. d) Submit to the ULDA Principal Engineer the written consent from QUU to the relaying and/or reconstruction of the 450mm trunk water main.	c) Prior to the commencement of site works d) Prior to the commencement of site works
5	Service, meter assembly & meter box Provide a water service, approved meter assembly and meter box to the boundary of proposed Lot 1 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
6	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 Figure 5 – Sewer layout plan proposed in January 2009 dated 7 October 2010 (received) 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 checked by a Registered Professional Engineer Queensland (RPEQ-Civil), certifying that the works have been completed 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) above.	a) Prior to the commencement of site works b) Prior to survey plan endorsement for the relevant stage of the subdivision
7	Stormwater Management Submit to the ULDA Principal Engineer a detailed site based Stormwater Management Plan (SMP) certified by a Registered Professional Engineer of Queensland (RPEQ-Civil) in accordance with Brisbane City Council's <i>Subdivision and Development Guidelines</i> ▪ <i>Part C Site Based Stormwater Management Plan</i> ▪ <i>Part B Infrastructure Elements</i> and ▪ <i>Part C Water Quality Management Guidelines</i>.	Prior to the commencement of site works
8	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 2008</i>. The calculations must demonstrate capacity of the	a) Prior to the commencement of site works

CONDITIONS	TIMING
underground stormwater pipe system to take the minor storm flow for a minimum ARI 2 year rainfall event without surcharge and demonstrate that 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. Where surcharge occurs for the Q2, the stormwater pipe system shall be increased to ensure that no properties are affected by the Q100. The design must take into account of proposed and constructed stormwater and flood management works downstream of the outlets and any hydraulic effects these may have on the stormwater system. Where excavation of open drains or underground pipes are required to achieve an outlet to the stormwater system and these require disturbance of controlled vegetation, obtain the appropriate permits to interfere with the controlled vegetation and carry out rehabilitation works required by those permits. b) Connect the development to the existing culverts under North Coast railway adjacent the site in accordance with part (a) of this condition. 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 2008</i>.	b) Prior to survey plan endorsement for the relevant stage of the subdivision
9 Flood Management a) Submit to the ULDA Principal Engineer certification from a Registered Professional Engineer of Queensland (RPEQ) that detailed design plans are in accordance with ▪ WRM Water and Environment letter reference number 0541-02-I dated 15th January, 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 flood management infrastructure. The construction of the flood management infrastructure shall be checked and certified by a Registered Professional Engineer Queensland (RPEQ- Civil) that all works have been inspected and been constructed in accordance with part (b) of this condition. All levees constructed as part of flood solution shall be encompassed within a drainage easement in favour of the ULDA.	a) Prior to the commencement of site works b) Prior to survey plan endorsement for the relevant stage of the subdivision
10 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 survey plan endorsement for the relevant stage of the subdivision

CONDITIONS		TIMING
11	Soil Erosion and Sediment Control Submit to the ULDA Principal Engineer an Erosion and Sediment Control (ESC) Program certified by a Registered Professional Engineer of Queensland (RPEQ) that the program complies with the Brisbane City Council's <i>Erosion and Sediment Control Standard (Version 9 or later)</i> .	Prior to commencement of works on site
12	Filling and Excavation a) Submit to the ULDA Principal Engineer an earthworks plan and cross sections, checked and certified by a Registered Professional Engineer of Queensland (RPEQ-Civil) in accordance with Brisbane City Council's <i>Filling and Excavation Code</i> and <i>Subdivision and Development Guidelines</i> . The plan is to demonstrate that the finished level of all allotments is at least the ARI 100 flood level plus 300mm. b) Submit to the ULDA Principal Engineer certification from 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 and any unsuitable material encountered has been treated or replaced with suitable replacement material.	a) Prior to the commencement of works b) Prior to survey plan endorsement for the relevant stage of the subdivision
13	Road works a) Submit to the ULDA Principal Engineer drawings of all proposed road works, checked and certified by a Registered Professional Engineer of Queensland (RPEQ-Civil). This is to be in accordance with Brisbane City Council's <i>Subdivision and Development Guidelines 2008 Chapter 1</i> . b) The retaining wall and pool fence on the eastern side of Rogan Road shall be designed so that there is a minimum footpath width of 2.5 meters between the kerb line and the pool fence. Similar a minimum of 1.5 meters footpath shall be provided between the kerb line and the pool fence for internal roads. c) Construct the road works in accordance with part (a) and (b) of this condition. d) 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 2008</i> and the approved Allotment Layout – Area E2 numbered 22743-127 Rev D dated 26 July 2010.	a) Prior to the commencement of works b) Prior to commencement of works c) Prior to survey plan endorsement for the first Stage of the subdivision d) Prior to survey plan endorsement for the first Stage of the subdivision

CONDITIONS	TIMING
14 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> and Drawings ▪ 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). ▪ be designed and positioned to comply with <i>AS 4282:1997 Control of the Obtrusive Effects of Outdoor Lighting</i> and <i>AS11583.1:2005 Pedestrian area category P) lighting</i> to minimise the impact upon the fauna in the adjacent bushland areas.	Prior to survey plan endorsement the relevant stage of the subdivision
15 Footpaths a) Construct footpaths in the locations shown on approved Allotment Layout Area – E2 plan no 22743-127 Rev D (As Amended in Red) dated 26 July 2010 and submit engineering plans to the ULDA Principal Engineer checked 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 Brisbane City Council's <i>Subdivision and Development Guidelines 2008</i> and the approved Allotment Layout – Area E2 numbered 22743-127 Rev D dated 26 July 2010.	a) Prior to survey plan endorsement the relevant stage of the subdivision b) Prior to survey plan endorsement the relevant stage of the subdivision
16 Electricity Submit to the ULDA Principal Engineer either: a) written evidence demonstrating that existing underground low-voltage electricity supply is available to the newly created lots or b) written evidence 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
17 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

CONDITIONS		TIMING
18	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 connection with the approved 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
19	Acoustic requirements a) Construct an acoustic barrier along the full length of the western site boundary of Lots 1003 and 1004 in accordance with the recommendations made in Part 7 of the approved report <i>TTM Proposed Fitzgibbon Chase Areas B, C, E and G - Preliminary Environmental Noise Impact Assessment</i> dated 6th November 2009. b) All potential purchases of lots 253 to 243 and 250 to 259 are to be advised in writing that further acoustic assessment is required for future house plans as identified in <i>TTM Proposed Fitzgibbon Chase - Preliminary Environmental Noise Impact Assessment</i> dated 6th November 2009.	a) Prior to survey plan endorsement for Stages 7 and 8b of the subdivision b) As Indicated
20	Landscape Works in Park and Dedication a) Submit to the ULDA for approval a detailed Landscape Plan certified by a suitably qualified professional for improvement works within the proposed parkland in accordance with the requirements detailed in <i>Brisbane City Plan 2000 - Planning Scheme Policy 1, Subdivision and Development Guidelines</i>, and current Australian Standards. The plan is to be generally in accordance with approved Landscape Concept Plan number ULD12_SK01 (B) dated 23/7/2010, Park Detail Plan ULD12_SK02 (B) dated 23/7/2010 and is to document the following: Existing contours or site levels. ▪ Location of existing under- and above-ground services within the proposed parkland (eg. drainage, water reticulation, sewerage, electricity, gas, telecommunications etc.). ▪ Removal of weed species, barbed wire, building materials, rubbish, debris and other obstacles which may present a public liability risk. ▪ Location and description of existing fencing and retaining walls within and abutting the park. Site Preparation ▪ Proposed finished levels, including sections across and through the parkland at critical points (eg. Interface with roads or waterbodies, retaining walls or batters). New Works ▪ Location of proposed drainage and stormwater works within the park, including cross-sections and descriptions. ▪ Provision of electricity and water connections to the park.	a) Prior to commencement of works in the park

CONDITIONS	TIMING
▪ Construction of vehicle barriers/bollards along park frontages to prevent unauthorised vehicular access. ▪ Provision of a lock-rail access point (positioned at a level and logical point) and associated vehicular crossover to each road frontage to parkland. ▪ Details and locations of any proposed building works or planting, including: bridges, park furniture, picnic facilities and play equipment. ▪ Surface treatments, including the preparation of all open ground within the proposed parkland to ensure that it is topsoiled, grassed and suitable for mowing. Grassing is to achieve 80% coverage at the time of On Maintenance inspection. ▪ Provision of a sub-tropical plant schedule listing all proposed plants by botanical name, quantity and size at time of planting. b) Construct landscape works Construct the works in accordance with the Landscape Concept Plan number ULD12_SK01 (B) dated 23/7/2010 and Park Detail Plan number ULD12_SK02 (B) dated 23/7/2010 c) On Maintenance Provide 12 months maintenance to the parks, commencing on receipt of written confirmation from the ULDA that works are satisfactory. d) Off Maintenance Inspection On completion of the 12 months maintenance period, contact the ULDA, Principal Engineer to arrange an Off Maintenance inspection. e) Transfer and surrender to the Crown Transfer and surrender to the Crown as "park for public use" the land indicated on the approved Allotment Layout – Area E2 numbered 22743-127 Rev D dated 26 July 2010.	b) Prior to commencement of use c) As indicated d) As indicated e) Prior to commencement of use
21 Street Trees a) Submit to the ULDA for approval a Street Tree Plan. The plan is to include trees to all street frontages at spacing's in accordance with the Brisbane City Council's <i>Subdivision and Development Guidelines</i>, or a minimum of one (1) tree per additional allotment, whichever is the greater. b) Provide street trees in accordance with the approved Street Tree Plan. c) Provide 12 months maintenance to the street trees, commencing on receipt of written confirmation from the ULDA that planting is satisfactory. d) Obtain written confirmation from the ULDA Principal Engineer that the street trees have been maintained to a satisfactory standard.	a) Prior to commencement of works on site b) Prior to survey plan endorsement the relevant stage of the subdivision c) As indicated d) At the conclusion of the 12 months maintenance period

CONDITIONS		TIMING			
22	Protect Significant Vegetation a) Survey and stake the vegetation protection boundary lines as shown on the approved Vegetation Protection Plan no. 22743-76D (As Amended in Red) dated 16 FEB 2010. b) Significant vegetation can be cleared in accordance with the surveyed boundary of part a) of this condition and the approved Vegetation Protection Plan no. 22743-76D (As Amended in Red) dated 16 FEB 2010.	a) Prior to commencement of significant vegetation clearing b) On completion of part a) of this condition			
23	Infrastructure Contributions Pay to the Urban Land Development Authority a monetary contribution towards the cost of the provision of essential infrastructure. The total 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 total applicable charge is: <table border="1"> <tr> <td>103 detached dwelling lots</td><td>\$18,335 / lot</td><td>\$1,888,505.00*</td></tr> </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>	103 detached dwelling lots	\$18,335 / lot	\$1,888,505.00*	Prior to endorsement of survey plan the relevant stage of the subdivision
103 detached dwelling lots	\$18,335 / lot	\$1,888,505.00*			

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).

**** End of Package ****