

UDA Development Approval Package

Address of Site	253 Telegraph Rd, Fitzgibbon
Real Property Description	Part of Lot 11 on SP223412
Type of Application	Material Change of Use and Reconfiguring a Lot
Description of proposal	Community facility, Shop, Office, Food Premise and Subdivision of 1 into 2 lots and new road
ULDA Reference Number	DEV2010/057
Package Approved	17 November 2010
Decision	APPROVED

Approved plan/s, drawing/s and document/s	Number	Date
Proposed Reconfiguration of Lot 11 on SP223412	BR005464.000-078 Rev C	26/07/2010
Fitzgibbon Community Centre Site Landscape Plan	SK_04_C	7 October 2010
Fitzgibbon Community Centre Landscape Sections	DD_05_B	7 October 2010
Fitzgibbon Community Centre Landscape Materials Palette	DD_06_B	7 October 2010
Fitzgibbon Community Centre Landscape Planting Palette	DD_07_B	7 October 2010
Site Plan	CD_101 Issue P2	27.10.10
Fitzgibbon Community Centre Elevations	DA_300 Issue B	28/07/2010
Fitzgibbon Community Centre Sections	DA_350 Issue B	28/07/2010
ETS Group drawing of Preliminary Stormwater Layout	SK03 Rev A	March 2010

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.	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
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.	Construction Management Plan a) Submit to the ULDA DA Team a site based construction	a) Prior to

CONDITIONS		TIMING
	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 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.	commencement of site works b) At all times during the construction period
4.	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 DA Team 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
5.	Service, meter assembly & meter box Provide a water service, approved meter assembly and meter box to the boundary of proposed Lot 999 in accordance with the <i>WSA 03-2002 Water Supply Code of Australia V2.3</i> and Brisbane City Council's <i>Supplementary Manual</i>.	Prior to commencement of use
6.	Stormwater system Connect the internal stormwater lines to the proposed roofwater connection points as shown on approved ETS Group drawing of Preliminary Stormwater Layout SKo3 Rev A dated march 2010.	Prior to commencement of use and to be maintained

CONDITIONS	TIMING
7. Filling and Excavation a) Submit to the ULDA DA Team an earthworks plan and cross sections, checked and certified by a Registered Professional Engineer of Queensland (RPEQ-Civil). This is to be 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 DA Team 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
8. Road works a) Submit to the ULDA DA Team engineering 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) Submit to the ULDA DA Team the proposed construction plans for Roghan Road, adjoining the development shall be certified by a Registered Professional Engineer Queensland (RPEQ-Civil) as being appropriate to provide a safe environment for pedestrians c) Construct the road works in accordance with part (a) of this condition. Upon completion of the works submit to the ULDA DA Team "As Constructed" plans including an asset register in accordance with Brisbane City Council's <i>Subdivision and Development Guidelines 2008</i>, certified by a Registered Professional Engineer Queensland (RPEQ-Civil).	a) Prior to the commencement of works b) Prior to survey plan endorsement c) Prior to survey plan endorsement
9. Footpaths a) Submit to the ULDA DA Team engineering plans checked by a RPEQ showing the design of the 1.2m footpaths along all road frontages including any signs and traffic safety signs, markings and devices. b) Construct the footpath in accordance with part a) of this condition. c) Submit to the ULDA DA Team "As Constructed" plans including an asset register in accordance with Brisbane City Council's <i>Subdivision and Development Guidelines 2008</i>, certified by a Registered Professional Engineer Queensland (RPEQ-Civil).	a) Prior to the commencement of works b) Prior to survey plan endorsement c) Upon completion of the footpath works
10. Lighting a) Install a street lighting system (including connections and energising) to all roads within and bounding the subdivision and	a) Prior to survey plan

CONDITIONS	TIMING
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> • meet the relevant requirements of the electricity supplier (where the supplier is Energex, this includes <i>Energex's 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). b) So to not cause a nuisance to adjacent native fauna. Submit to the ULDA DA Team written confirmation that the outdoor lighting of the community centre and carpark is in accordance 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>	endorsement b) Prior to commencement of use
11. Electricity Submit to the ULDA DA Team either written evidence: a) demonstrating that existing underground low-voltage electricity supply is available to the newly created lots or b) 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
12. 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
13. 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 Brisbane City Council's <i>Subdivision and Development Guidelines</i>.	Prior to survey plan endorsement
14. 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 commencement of use
15 Vegetation Clearing a) Survey and stake the boundary of the site works as shown as proposed Lot 999 and new road on Proposed Reconfiguration of Lot 11 on plan no. SP223412 BR005464.000-078 Rev C dated 26/07/2010. b) Significant vegetation identified within the proposed Lot 999 and	a) Prior to commencement of significant vegetation clearing b) On completion

CONDITIONS	TIMING
new road can be cleared within the surveyed boundary of part a) of this condition and all vegetation outside the identified boundary is to be protected (proposed lot 1000). 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.	of part a. of this condition c) As indicated
16 Landscaping a) Construct landscaping in accordance with approved • Site Landscape Plan SK_04_C dated 7 October 2010 • Landscape Sections DD_05_B dated 7 October 2010 • Landscape Materials Palette DD_06_B dated 7 October 2010 and • Landscape Planting Palette DD_07_B dated 7 October 2010 b) On completion of the landscape work provide written certification to the ULDA DA Team from a licensed and experienced Landscape Architect or Landscape Contractor that the completed landscaping complies with the part a. of this condition and submit a copy of the as-constructed detailed landscape plans.	a) As indicated b) Prior to commencement of use
17 Infrastructure Contributions Pay to the Urban Land Development Authority a monetary contribution towards the cost of the provision of essential infrastructure. The contribution shall be calculated in accordance with the ULDA's Interim Infrastructure Charging Framework and at the rate applicable at the time of payment.	Prior to survey plan endorsement

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).

**** End of Package ****