

Urban Land Development Authority
DEV-000027_09
253 Telegraph Rd, Fitzgibbon

UDA Development Approval Package

Site address	253 Telegraph Rd, Fitzgibbon	
Real property description	Lot 501 on SP228785	
Type of application	Reconfiguring a Lot	
Description of proposal	(subdivision of 1 into 5 lots and new road)	
ULDA reference number	DEV000027_09	
Decision	APPROVED	
Decision date	23 DECEMBER 2009	

Drawing or Document	Number	Plan or Document Date
Reconfiguring Plan of Lots 504-507 & 905	C1311-20 Issue A (as amended in red)	23/12/09

PROJECT TEAM

Matt Toon Principal Planner Development Assessment Urban Land Development Authority	Beatriz Gomez DA Manager Development Assessment Urban Land Development Authority
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CONDITIONS		TIMING
1	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
2	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 to accepted environmental standards; ▪ management of contaminated soils, 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.	a) Prior to commencement of site works

CONDITIONS		TIMING
	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.	b) During site works and prior to survey plan endorsement
3	Water Supply Reticulation a) Submit engineering drawings for the water reticulation system. This is to be in accordance with "BCC - Water Supply Standards - 2005" and certified by a Registered Professional Engineer of Queensland (RPEQ). 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 commonly accepted and appropriate AUS/NZ standards.	a) Prior to the commencement of site works b) Prior to survey plan endorsement
4	Service, meter assembly & meter box Provide a water service, approved meter assembly and meter box to the boundary of proposed lots 507, 504 and 506 in accordance with the Brisbane City Council's <i>Water Supply Standards - 2005</i> .	Prior to survey plan endorsement
5	Sewerage reticulation a) Submit engineering drawings for the sewer reticulation system. This is to be in accordance with <i>Brisbane City Council - Sewerage Standards - 2005</i> and certified by a Registered Professional Engineer of Queensland (RPEQ). b) Upon completion and certification of the works the developer shall 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 commonly accepted and appropriate AUS/NZ standards. The detail design of the sewerage infrastructure shall be undertaken by a suitably qualified and experienced professional engineer and the design checked and certified by a Registered Professional Engineer Queensland (RPEQ-Civil) that all works have been inspected and been constructed in accordance with the design and is fit for purpose when considered against the commonly accepted and appropriate AUS/NZ standards.	a) Prior to the commencement of site works b) Prior to survey plan endorsement
6	Stormwater Management Submit a detailed site based Stormwater Management Plan (SMP). The SMP must address minor and major stormwater	Prior to the commencement of site works

CONDITIONS		TIMING
	management for quality and quantity perspective, and provide details of the measures to be adopted to prevent or minimise the contamination of stormwater and the release of contaminated stormwater from the site. This SMP must be in accordance with <i>BCC - Subdivision and Development Guidelines – Part C Site Based Stormwater Management Plan</i> , checked and certified by a Registered Professional Engineer of Queensland (RPEQ-Civil).	
7	Hydraulic calculations Submit hydraulic calculations for the proposed underground stormwater pipe system checked and certified by a Registered Professional Engineer Queensland (RPEQ) with particular reference to proposed Lot 507. This information must demonstrate (for rainfall events from ARI 2 year to and including ARI 100 year) no increase in flood levels external to the site.	Prior to the commencement of site works
8	Stormwater system Connect the development to the ULDA's stormwater system. The detail design of the stormwater infrastructure shall be undertaken by a suitably qualified and experienced professional engineer and the design checked and certified by a Registered Professional Engineer Queensland (RPEQ- Civil) that all works have been inspected and been constructed in accordance with their design and is fit for purpose when considered against the commonly accepted and appropriate AUS/NZ standards. Upon completion and certification of the works the developer shall 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 commonly accepted and appropriate AUS/NZ standards.	Prior to survey plan endorsement
9	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
10	Filling and Excavation a) Submit 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> . b) Submit 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.	a) Prior to the commencement of works b) Prior to survey plan endorsement

CONDITIONS		TIMING
11 Road works	a) Submit 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</i> – Chapter 1. b) Design and construct all roads and associated works (e.g. stormwater drainage, kerb and channel, concrete footpaths, signage, traffic islands) in accordance with Brisbane City Council's <i>Subdivision and Development Guidelines</i>.	a) Prior to the commencement of works b) Prior to survey plan endorsement
12 Street lighting	The applicant must 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: a) be in accordance with Chapter 7 of Brisbane City Council's <i>Subdivision and Development Guidelines</i> and Drawings b) meet the relevant requirements of the electricity supplier (where the supplier is ENERGEX, this includes ENERGEX's Public Lighting Construction Manual) c) be acceptable to the electricity supplier (eg. ENERGEX) as 'Rate 2 Public Lighting' (refer ENERGEX's Rate 2 Public Lighting Design Parameters).	Prior to survey plan endorsement
13 Electricity	The applicant must submit to the ULDA 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
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
15 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	Prior to survey plan endorsement

CONDITIONS		TIMING
	<i>Subdivision and Development Guidelines.</i>	
16	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 Infrastructure Charging Policy and at the rate applicable at the time of payment.	Prior to survey plan endorsement

**** End of Package ****

