

ULDA Decision Notice

Site Address	61 Gumview Crescent, Jimboomba
Real property description	Lot 997 on SP231532
Type of approval	UDA development approval subject to conditions
Aspects of development	Reconfiguring a Lot (1 into 10) with Plan of Development for 10 dwellings
Description of proposal	Subdivision of 1 into 10 residential lots, new road and balance lot with Plan of Development for 10 residential dwellings
ULDA reference number	DEV2011/204
Decision date	6 th March 2012
Currency period	4 years from decision date

Drawing or Document	Number	Plan or Document Date
Flagstone Rise Canopy View (Stage 15B2)	11033-17	11/01/2012
Flagstone Rise Canopy View (Stage 15B2)	11033-18	11/01/2012
Plan of Development	Canopy View Stage 15B2	January 2012
Roadworks & Drainage Layout Plan	7214/58/05-104 Rev B	18/01/12
Intersection Details	7214/58/05-105 Rev B	18/01/12
Ridgecrest Dr and Honeysuckle Court Longitudinal Sections	7214/58/05-106 Rev A	06/12/11
Ridgecrest Dr and Honeysuckle Court Cross Sections	7214/58/05-107 Rev A	06/12/11
Bulk Earthworks Layout Plan	7214/58/05-103 Rev B	18/01/12
Roadworks & Drainage – Erosion Sediment Control Plan	7214/58/05-112 Rev B	18/01/12

PROJECT TEAM

Mark Clayton Assistant Development Manager Development Assessment Urban Land Development Authority	David Elliott Principal Engineer Development Assessment 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 survey plan endorsement
3.	Maintain the Approved Development Maintain the approved development (including landscaping, parking, driveways and other external spaces) for 12 months in accordance with the approved drawing(s) and /or documents, and any relevant ULDA or other approval required by the conditions.	To be maintained

CONDITIONS	TIMING
4. Certification Agreement In relation to all operational works undertaken on the site comply with all requirements and fulfil all responsibilities outlined in the ULDA Self Certification Procedure Manual. <i>Note: Under the ULDA Self Certification Procedure Manual, no work is to commence until the applicable certification documents submitted by the Project Coordinator are acknowledged in writing by the ULDA.</i>	Prior to commencement of site works
5. Road Naming The developer must submit to Logan City Council for approval, a list of proposed street names and the corresponding name meanings for each new road to be opened. The Logan City Council reserves the right to accept any or none of the proposed names.	Prior to survey plan endorsement for each stage.
6. Entry Walls or Features The provision of entry walls or features is prohibited on road reserves or in drainage reserve or on proposed parkland and should be located within private land unless otherwise approved by the ULDA.	At all times
7. Water Allconnex – Nominated Assessing Authority a) Submit to the ULDA Principal Engineer detailed design plans (prepared by a Registered Professional Engineer Queensland (RPEQ-Civil)) for a water supply reticulation system providing a water service to each lot and advice in writing from Allconnex that the design generally meets with their current standards. b) Construct the works in accordance with the approved plans. c) Upon completion of the works, submit to Allconnex and the Urban Land Development Authority 'as-constructed' plans verified by a RPEQ-Civil certifying all works have been completed in accordance with the approved plans. Advice: i. <i>Wherever possible, water mains must be constructed on the opposite side of the road to any concrete footpath.</i> ii. <i>All works on live water mains must be carried out by Allconnex at the developer's expense.</i> iii. <i>A private works request must be lodged with Allconnex to:</i> • <i>supply and install a suitable metered water connection for each proposed allotment;</i> • <i>amend the existing connection if necessary</i> • <i>seal off any existing water connections if necessary.</i> iv. <i>All water infrastructure must be supplied and installed in accordance with Allconnex current standards.</i>	a) Prior to commencement of works b) Prior to survey plan endorsement c) Prior to survey plan endorsement

8.	Sewerage Allconnex – Nominated Assessing Authority a) Submit to the ULDA Principal Engineer detailed design plans (prepared by a Registered Professional Engineer Queensland (RPEQ-Civil)) for a sewerage supply reticulation system providing a sewer service to each lot and advice in writing from Allconnex that the design generally meets with their current standards. b) Construct the works in accordance with the approved plans. c) Upon completion of the works, submit to Allconnex and the Urban Land Development Authority 'as-constructed' plans verified by a RPEQ-Civil certifying all works have been completed in accordance with the approved plans. Advice: i. All works on live sewer mains must be carried out by Allconnex at the Developer's expense. ii. Any existing sewerage or sanitary drainage that crosses proposed lot boundaries must be located, disconnected and removed. iii. Inspection of any sewer lines must use a CCTV as part of the "On-Maintenance" inspection. A digital record of this inspection, including an accompanying summary report compiled and signed by a RPEQ, must be submitted to Allconnex as part of the "On Maintenance" application. iv. Consent of all properties owned by parties other than the developer must be provided to Allconnex as part of the application for the proposed sewerage infrastructure.	a) Prior to commencement of works b) Prior to survey plan endorsement c) Prior to survey plan endorsement
9.	Stormwater Management a) Submit to the ULDA Principal Engineer detailed design plans (certified by a Registered Professional Engineer Queensland (RPEQ-Civil)) for stormwater quantity and quality in accordance with <i>Logan City Council's</i> standards. b) Construct all works in accordance with the approved plans c) Upon completion of the works prepare and submit to the ULDA's 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 parts a) and b) of this condition.	a) Prior to commencement of works b) Prior to survey plan endorsement c) Prior to survey plan endorsement
10.	Roadworks a) Submit to the ULDA engineering design/ construction drawings, checked and certified by a Registered Professional Engineer of Queensland (RPEQ-Civil) for roadworks generally in accordance with Cardno Flagstone Estate – Stages 15B (2) Dwg Nos. 7214/58/05-104, 105, 106, and 107 and Logan City Council standards. b) Construct the road works generally in accordance with the approved plans.	Prior to commencement of site works Prior to endorsement of survey plan

	c) Submit to the ULDA 'as constructed' drawings and certification from an RPEQ (Civil) that all roads and associated works (e.g. stormwater drainage, kerb and channel, concrete footpaths, signage, traffic islands) have been constructed in accordance with part a) of this condition.	Prior to endorsement of survey plan
11.	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
12.	Telecommunications a) Enter into an agreement with a telecommunication carrier to provide underground telecommunication services to each new lot within and adjacent to the proposed development. b) Provide written certification from the authorised telecommunications provider that any redundant telecommunications connections have been removed or made safe.	Prior to survey plan endorsement
13.	Broadband Provide infrastructure within the development to accommodate NBN services in accordance with NBN Co Limited 'New Developments: Deployment of the NBN Co Conduit and Pit Network – Guidelines for Developers', Doc. No NBN-TE-CTO-194, issue date 1st April 2011.	Prior to survey plan endorsement.
14.	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 conjunction with the approved development.	Prior to survey plan endorsement
15.	Easements over infrastructure – water supply, sewerage, drainage Where public utilities are located on private land, public utility easements must be provided in favour of and at no cost to the Logan City Council (LCC). The terms of the easements must be to the satisfaction of the Chief Executive Officer of LCC.	Prior to survey plan endorsement
16.	Soil Erosion and Sediment Control Submit to the ULDA Principal Engineer an Erosion and Sediment Control Plan (ESCP) which complies with International Erosion Control Association Australasia Best Practice Guidelines and Logan City Council's Planning Scheme Engineering Design Guidelines. Ensure all temporary works are located clear of vegetation identified as to be retained under detailed Landscape Plans	At all times during works on site

17.	Filling and Excavation a) Earthworks are to generally be undertaken in accordance with AS3798-1996-Guidelines on Earthworks for Commercial and Residential Developments. Supervise Bulk Earthworks to level 1 and have a frequency of field density testing done in accordance with Table 8.1 of AS3798-1996 and generally in accordance with RPEQ Certified Cardno Bulk Earthworks Layout Plan Dwg No. 7214/58/05-103 Rev B dated 18/01/12 b) Submit certification to the ULDA by 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 survey plan endorsement b) Prior to survey plan endorsement
18.	Construction Management Plan a) Submit to the ULDA 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 ▪ 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 and ▪ provision for the protection of the adjacent protected bushland during construction activities. 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
19.	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 pipes) that may occur during any works carried out in association with the approved development.	Prior to survey plan endorsement

20.	Streetscape Works a) Prepare and submit to the ULDA for approval Streetscape Works Plan detailing proposed works: • appropriate pavement treatments including finished surface levels, cross-falls and longitudinal grades • appropriate footpath location • street tree location and species, the ground preparation works and monthly maintenance plan • road uses adjacent to the kerbing (e.g. public transport stops, parking bays, No Standing zones etc). The plan is to be prepared by an Australian Institute of Landscape Architects registered landscape architect. b) Undertake the works in accordance with the approved streetscape works required under part (a) of this condition. Works are to be carried out in accordance with the following standards: • AS1428.1 Design of Access and Mobility • AS1428.4 Tactile Ground Surface Indicators • Best Trade Practice (Part B of the Compliance Certificate – Landscape Works) • AS/NZS 1158.3.1, 1999 pedestrian Area Lighting This work is to be certified by a suitably qualified urban design/landscape architect or registered Practising Engineer – Queensland RPEQ professional in accordance with the ULDA Certification Procedures Manual and to the satisfaction of the ULDA. c) On completion of this work submit written certification and “as constructed” plans to the ULDA demonstrating compliance with this condition.	a) Prior to commencement of works on site b) Prior to survey plan endorsement c) Prior to survey plan endorsement
21.	Street Lighting Design and install a street lighting system (including connections and energising) to all roads within the subdivision at no cost to Council The design and construction of the street lighting system must: • be in accordance with Logan City Council's Planning Scheme Engineering Design Guidelines. • meet the relevant requirements of the electricity supplier; and • be acceptable to the electricity supplier as 'Rate 2 Public Lighting'	Prior to survey plan endorsement
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 based on the <i>ULDA Infrastructure Funding Framework for Ripley Valley, Greater Flagstone and Yarrabilba UDA's 2011/2012</i> which will apply for all development approvals issued prior to 30 June 2012. The current rate is \$27,500 per lot and the contribution is calculated to be \$275,000.	Prior to endorsement of survey plan

	The charge will be adjusted each July in accordance with the 5 year rolling average of the Road and Bridge Construction Queensland Index. A credit will be applied when infrastructure charges are payable for the development of each lot.	
23.	Infrastructure Contributions - Residential Infrastructure contributions must be paid to the Planning Entity in respect of each building constructed on the site (the Infrastructure Contributions). The Infrastructure Contributions will be calculated at the time of payment in accordance with the <i>ULDA Infrastructure Funding Framework for Ripley Valley, Greater Flagstone and Yarrabilba UDA's 2011/2012</i>. A credit for one (large) dwelling will be applied where infrastructure charge/s have been paid at the ROL stage.	Prior to endorsement of community management statement or commencement of use whichever occurs first.
24.	Permanent Survey Marks One Permanent Survey Mark for each stage of the development connected to Australian Height Datum must be provided.	Prior to endorsement of survey plan for each stage.
25.	Connection to Permanent Survey Marks All lots are to be connected to Permanent Survey Marks (PSMs). The connections of the lots to the PSMs and the coordinates of the PSMs must be shown on the face of the survey plan/s.	Prior to endorsement of survey plan for each stage.
26.	Pre-Construction Certification No work shall commence until the ULDA acknowledges in writing receipt of certification package(s) from the Project Coordinator in accordance with ULDA Certification Procedures Manual.	Prior to commencement of construction
27.	Post-Construction Self Certification Submit Post-Construction (Practical Completion) Certification, approved 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" are in accordance with the approved plans.	Prior to the endorsement of survey plan

STANDARD ADVICE

Certification

Post-Construction certification is required prior to 'On Maintenance'. The format and documents required shall in accordance with Logan City Council standards, the ULDA will require a minimum 2 copy, bound in a A4 arch folder and 2 electronic copy on disk. Documents to be included but limited to, shall include:

1. A Post Construction Certification form
2. A Uncompleted Works Bond form
3. Report of Compliance with Development Approval Conditions from Project Coordinator
4. As Constructed Drawings
5. Compliance Test Records i.e. CCTV results etc
6. A list of non-compliance items
7. Material testing results

At the completion of the post-construction certification process the work assets will be transferred to Logan City Council.

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 6:30am or after 6:30pm.

**** End of Package ****