

UDA Development Approval Package

Site address	34 Creekside Crescent, New Beith
Real property descriptions	Lot 900 on SP216471 Parish of Maclean
Type of application	Reconfiguring a Lot & Plan of Development
Description of proposal	Subdivision of 1 into 126 residential lots and Plan of Development for 132 dwellings
ULDA reference number	DEV2010/085
Decision	APPROVED WITH CONDITIONS
Decision date	9 th March 2011

Drawing or Document	Number	Plan or Document Date
Flagstone Estate – The Reserve prepared by Cardno P/L	Schedule of Drawings prepared by Cardno P/L	October 2010
Flagstone City – Plan of Development	The Reserve	5 th November 2010
Revised Stormwater Management Plan prepared by Cardno P/L	721711/006/R1 & R2	28 th January 2011
Flagstone Estate – Stage 14 prepared by Saunders Havill Group	DWG No. 5956 L 00 – 07 Issue A	31 st January 2011
Bushfire Hazard Assessment & Mitigation Plan – Supplementary Report	RDG Environmental Engineering Solutions	January 2011
Revised Geotechnical Report	Cardno Bowler	28 th January 2011

PROJECT TEAM

Mark Clayton Assistant Development Manager Development Assessment Urban Land Development Authority	Con de Groot Principal Engineer Development Assessment Urban Land Development Authority
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CONDITION		TIMING
1.	Carry out the approved development Carry out the approved development generally in accordance with the approved plans and documents.	Prior to survey plan endorsement.
2.	Plans of Development (POD) The approved POD incorporate detailed concept house plans for lots of less than 250 sqm in area as required under ULDA Guideline No1. – Residential 30. The ULDA may choose to endorse other detailed concept house plans for lots less than 250 sqm in area over time, that once endorsed are deemed to form part of the approved POD.	Prior to issue of building approval.
3.	Complete all Operational Work 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
4.	Operational Works Approvals Obtain all relevant operational works approvals from Logan City Council for works within Sandy Creek. Should operational works not be obtained amendments are to be made to the relevant stage of the development to ensure no works are undertaken within Sandy Creek. Such changes are to be submitted to the ULDA for endorsement.	Prior to survey plan endorsement for each stage.

CONDITION	TIMING
5. Certification Agreement Comply with all requirements and fulfil all responsibilities outlined in the ULDA Self Certification Procedure Manual. No work is to commence until the certification documents submitted by the Project Coordinator is acknowledged in writing by the ULDA.	Prior to commencement of site works
6. Construction Management Plan a) Submit to the ULDA 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 management of groundwater and surface water collection, treatment and disposal in accordance with Logan City Council's standards.; • management of contaminated soils (if required), including removal, treatment and replacement in accordance with site remediation plans prepared and approved specifically for this site. 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
7. Water, Wastewater and Recycled Water services a) Detailed design drawings and calculations are to be provided to Allconnex Water for review and approval prior to the commencement of construction works for any water, wastewater and recycled water works (including augmentations) where the infrastructure assets are to be owned and operated by Allconnex Water. b) Provide written authority prior to construction commencement to allow Allconnex Water officers to enter the land at all reasonable times in order to carry out inspections in relation to this approval. c) The applicant is responsible for the full cost of any alteration necessary to water and/or wastewater mains or easements resulting from the development	a) Prior to the commencement of site works b) Prior to the commencement of site works c) Prior to survey plan endorsement
8. Potable Water Supply a) Provide reticulated potable water supply to each lot within the development at no cost to Allconnex Water. Provide water supply in accordance with Allconnex Water adopted Desired Standards of Service, or as otherwise approved by Allconnex Water.	a) Prior to survey plan endorsement \

CONDITION	TIMING
b) Submit to Allconnex Water, and gain approval of a water reticulation schematic plan and detailed network analysis for the proposed development. Liaise with Allconnex Water to ensure appropriate allowance is made for connectivity with external mains and external demands. c) Design potable water infrastructure in accordance with Water Supply Code of Australia (WSA 03-2002), except where specified by Allconnex Water guidelines (as currently outlined in the Logan City Council planning scheme policies). d) Connect to the existing 200mm water main in Reserve Drive/Grove Place. All live connections to the Allconnex Water water supply system must be made by Allconnex Water at the developer's cost, only after approval of all works, and receipt and acceptance of as-constructed data and by Allconnex Water. e) Construct all works in accordance with the approved plan(s) of development and in accordance with Allconnex Water's adopted standards. f) Submit as-constructed drawings and information in accordance with the ULDA and Allconnex Water requirements, including an asset register checked and certified by a Registered Professional Engineer of Queensland (RPEQ - Civil), certifying that the works have been completed in accordance with the approved drawings and Allconnex Water's adopted standards, for approval by Allconnex Water prior to On Maintenance. Witnessed and certified pressure tests and disinfection test results are required by Allconnex Water for review.	b) Prior to commencement of site works c) Prior to commencement of site works d) Prior to survey plan endorsement e) Prior to survey plan endorsement f) Prior to survey plan endorsement
9. Wastewater a) Each lot in the development area is required to be serviced by a reticulated wastewater collection system. Provide a service connection to all proposed lots within the development to the reticulated wastewater system at no cost to Allconnex Water. b) Submit to Allconnex Water, and gain approval of a wastewater collection system design generally in accordance with the Sewerage Layout Plans provided (Cardno Job No. 7217/11/04 Figures No. 008, 009, 011, 012, 013, 014 all dated October 2010), and network analysis for the proposed development. Liaise with Allconnex Water to ensure appropriate allowance is made for connectivity with external mains and external demands. It is noted that diversions to some existing Allconnex Water mains are proposed to facilitate lot layout. Detailed design must be submitted for Allconnex Water approval. c) Design wastewater infrastructure in accordance with Sewerage Code of Australia (WSA 02-2002) except where specified by Allconnex Water guidelines (as currently outlined in the Logan City Council planning scheme policies). d) Wastewater mains in private property may require an easement of minimum 3.0 m width, in favour of Allconnex Water to allow access and maintenance. Unless otherwise agreed by Allconnex Water, the easements should be in the form of the standard form easement registered with the Queensland Land Registry under dealing number 713515459. Easement plans and associated documents must be provided at no cost to Allconnex Water and executed prior to the earlier of endorsement of survey plans or commencement of the use.	a) Prior to survey plan endorsement b) Prior to commencement of site works c) Prior to commencement of site works d) Prior to survey plan endorsement

CONDITION	TIMING
e) Construct all works in accordance with the approved plan(s) of development and in accordance with Allconnex Water's adopted standards. Connect the development to the existing wastewater system. All live connections to the Allconnex Water wastewater network must be made by Allconnex Water at the applicant's cost. f) Submit as-constructed drawings and information in accordance with the ULDA and Allconnex Water requirements, including an asset register checked and certified by a Registered Professional Engineer of Queensland (RPEQ - Civil), certifying that the works have been completed in accordance with the approved drawings and Allconnex Water's adopted standards, for approval by Allconnex Water prior to On Maintenance. g) Protect existing wastewater pipes during construction by installing appropriate measures. Such measures may include concrete encasing, construction of a bridging slab and/or physical barriers to restrict access over the existing pipe and protect it from excessive crushing loads. Alternatively, in accordance with suitably approved design, relocate the wastewater pipe so that it is clear of any proposed earthworks and roadworks. h) Upon completion of all construction works, and prior to on maintenance, submit to Allconnex Water a closed circuit television (CCTV) survey of all new and existing wastewater mains within the development site, carried out in accordance with the WSA 05-2008 Conduit Inspection Reporting Code of Australia, including a defect report of the survey. Submit for review and approval, an engineering restoration plan and schedule for any defect found. The applicant must repair all damaged sewer mains in accordance with the approved engineering restoration plan and schedule at no cost to Allconnex Water.	e) Prior to survey plan endorsement f) Prior to survey plan endorsement g) During site works h) Prior to on maintenance
10. Sewerage Infrastructure Agreements Confirm that the existing Sewerage Infrastructure Agreements as they apply to the Development Application has satisfactory concluded or that alternative arrangements have been agreed to by the relevant parties.	Prior to survey plan endorsement
11. Stormwater Management a) Submit to the ULDA a detailed Stormwater Management Plan, generally in accordance with Cardno Reports:- 1) 'The Reserve, Flagstone – Revised Stormwater Management Plan – Stormwater Quantity Project No 721711/006/R1' dated 28th January 2011. 2) 'The Reserve, Flagstone – Revised Stormwater Management Plan – Stormwater Quality Project No 721711/006/R2' dated 28th January 2011. In the design and construction of the of water quality and quantity devices reference shall be made to Water by Design, Healthy Waterways – Water Sensitive Urban Design Guidelines for South East Queensland and Construction and Establishment Guidelines, Swales, Bioretention systems and Wetlands. All devices shall be off-stream and not impacted by the major flow within Sandy Creek. The design shall be undertaken by a suitably qualified and experienced professional engineer and the design/ construction drawings checked and certified by a Registered Professional Engineer Queensland (RPEQ- Civil).	a) Prior to the commencement of site works

CONDITION	TIMING
b) Construct the works in accordance with part a) of this condition c) Submit to the ULDA as constructed drawings and certification from an RPEQ (Civil) that all works have been constructed in accordance with part a) of this condition.	b) Prior to survey plan endorsement c) Prior to survey plan endorsement
12. Stormwater system a) Submit to the ULDA designs and hydraulic calculations for the proposed stormwater drainage system checked and certified by a Registered Professional Engineer Queensland (RPEQ) in accordance with Logan City Council's Standards. b) Connect the development to the Logan City Council's stormwater system in accordance with part (a) of this condition. 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 Logan City Council standards.	a) Prior to the commencement of site works b) Prior to survey plan endorsement
13. Easements over infrastructure Easements are required in accordance with the following:- - a stormwater drainage easement having a minimum width of four metres or as determined following detailed design, whichever is the greater, to the benefit of Council that includes; - all stormwater overland flow paths traversing the land; and - any stormwater main existing or proposed to traverse the land centrally located within the easement; and - all stormwater overland flow paths downstream of the land to an agreed lawful point of discharge. - a stormwater drainage easement over the proposed stormwater detention basins and associated treatment facilities if the proposed location is not on land dedicated to Council or as determined prior to construction to the benefit of Council. - a temporary access easement to accommodate the turn around movements of a refuse vehicle or as otherwise determined prior to construction, to the benefit of Council and its agents in the following locations; - at the end of any proposed road that does not end with a permanent turn around provided. Easements must be provided in favour and at no cost to Logan City Council. The terms of the easements must be to the satisfaction of the Chief Executive Officer	Prior to survey plan endorsement
14. Land Dedications and Transfers Where land dedication and transfers are required the applicant shall:- - Dedicate, at no cost to Council, land shown on the approved plan of development as follows: - Land identified as road must be dedicated to the state as road reserve. - Land identified as drainage must be dedicated to the state as drainage reserve. - Land identified as public open space or park must be dedicated as park. - Dedicate to the state, at no cost to Council, the following land as road reserve:	Prior to survey plan endorsement

	CONDITION	TIMING
	- o Corner truncation of all internal road intersections or as shown on the approved plans; - o Transfer at no cost to Council, land shown on the approved plan of development as road reserve, drainage reserve, open space or park, to the Council as trustee.	
15.	Filling and Excavation a) Earthworks are to generally to be undertaken in accordance with the following documents:- 1. <i>Cardno Drawings 7217/11/04 Figure Nos 1, 2, 3 & 4</i> dated October 2010 2. Cardno letter titled '<i>Reconfiguration The Reserve, Flagstone</i>' dated 28th January 2011. Submit to the ULDA a Earthworks Management Plan certified by a RPEQ specialising in geotechnical engineering. 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 the commencement of work b) Prior to survey plan endorsement
16.	Roadworks a) Submit to the ULDA engineering design/ construction drawings, checked and certified by a Registered Professional Engineer of Queensland (RPEQ-Civil). Road cross section details shall be in accordance with Cardno Plan '<i>Road Hierarchy Layout Plan Figure 5 Plan No 7217/11/04 and Typical Road Cross Sections Figure 6 Plan No. 7217/11/04</i>' dated October 2010. Road construction standards, traffic signs, pavement markings shall be in accordance with Logan City Council standards. b) Construct the road works generally in accordance with part a) of this condition 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.	a) Prior to the commencement of works b) Prior to survey plan endorsement c) Prior to survey plan endorsement
17.	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 and parks associated with 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 • be acceptable to the electricity supplier as 'Rate 2 Public Lighting'	Prior to survey plan endorsement

CONDITION		TIMING																								
18.	Electricity Submit to the ULDA either: a) written evidence from Energex demonstrating that existing underground low-voltage electricity supply is available to the newly created lots or b) written evidence from Energex that the applicant has entered into an agreement with an authorised electricity supplier (e.g. Energex) to provide underground electricity services.	a) Prior to survey plan endorsement b) Prior to survey plan endorsement																								
19.	Telecommunications Submit to the ULDA documentation from an authorised telecommunication service provider to confirm that satisfactory agreements have been made for the provision of underground telecommunication services to each new lot within the proposed subdivision.	Prior to survey plan endorsement																								
20.	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 Logan City Council's Planning Scheme Engineering Design Guidelines.	Prior to survey plan endorsement																								
21.	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 in accordance with the <i>ULDA Interim Flagstone Funding Framework for Ripley Valley, Greater Flagstone and Yarrabilba UDA's 2010/2011'</i> which will apply for all development approvals issued prior to 30 June 2011. 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 applicable general infrastructure charge is: <table><tr><td>Dwelling Type</td><td>Number of Dwellings</td><td>Cost per Dwelling</td><td>Sub-total</td></tr><tr><td>Small Dwelling Lot (Less than 400sqm)</td><td>34</td><td>\$24,000</td><td>\$816,000</td></tr><tr><td>Duplex Lots</td><td>12</td><td>\$48,000</td><td>\$576,000</td></tr><tr><td>Medium Dwelling Lot (400-599sqm)</td><td>60</td><td>\$25,000</td><td>\$1,500,000</td></tr><tr><td>Large Dwelling (Greater than 600sqm)</td><td>26</td><td>\$26,500</td><td>\$689,000</td></tr><tr><td colspan="2"></td><td>Total</td><td>\$3,581,000</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>	Dwelling Type	Number of Dwellings	Cost per Dwelling	Sub-total	Small Dwelling Lot (Less than 400sqm)	34	\$24,000	\$816,000	Duplex Lots	12	\$48,000	\$576,000	Medium Dwelling Lot (400-599sqm)	60	\$25,000	\$1,500,000	Large Dwelling (Greater than 600sqm)	26	\$26,500	\$689,000			Total	\$3,581,000	Prior to survey plan endorsement
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22.	Soil Erosion and Sediment Control Prior to plans being endorsed the applicant shall submit an Erosion and Sediment Control Plan (ESCP) which complies with Logan City Council's Planning Scheme Engineering Design Guidelines.	Prior to commencement of site works.																								

CONDITION	TIMING
23. Detailed Landscape Plan a) Submit to the ULDA for approval a detailed landscape plan. The plans are to be prepared by an Australian Institute of Landscape Architects registered landscape architect. b) Undertake the works in accordance with the approved detailed landscape plan specified in part (a) of this condition and provide written confirmation to the ULDA from an Australian Institute of Landscape Architects registered landscape architect or a BSA, QLD licensed and experienced landscape contractor that the works comply with the submitted landscape plan.	a) Prior to commencement of works on site b) Prior to commencement of use
24. Detailed Park Management Plan a) Submit to the ULDA for approval a detailed park management plan generally in accordance with the approved Concept Park Management Plan. The plans is to be prepared by an Australian Institute of Landscape Architects registered landscape architect. b) Undertake the works in accordance with the approved plan specified in part (a) of this condition and provide written confirmation to the ULDA from an Australian Institute of Landscape Architects registered landscape architect or a BSA, QLD licensed and experienced landscape contractor that the works comply with the submitted landscape plan.	a) Prior to commencement of works on site b) Prior to survey plan endorsement
25. 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
26. Post-Construction 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 survey plan endorsement
27. 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)	a) Prior to commencement of works on site b) Prior to survey plan endorsement

CONDITION	TIMING
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.	c) Prior to commencement of use

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 come ULDA's assets.

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.