

ULDA's APPROVAL PACKAGE

Site address	338-350 Ripley Road, Ripley
Real Property Description	Lot 2 on SP2372410 (formerly Part of Lot 2 on RP198203)
Type of Approval	UDA Development Approval, subject to conditions
Aspects of Development	Material Change of Use
Description of Proposal	Emergency Services (Ripley Fire & Rescue Station)
Currency Period	4 Years from Decision Date
ULDA Reference Number	DEV2011/119
Decision Date	07 September 2011

Approved Drawings or Documents	Number	Plan or Document Date
Building Site Plan	ARC-1004 Issue 0	06/07/2011
General Arrangement Plan	ARC-2201 Issue 7	06/07/2011
Bulk Storage (Block E) Plan and Elevations	ARC-2202 Issue 3	06/07/2011
Fire Station Elevations Sht 1 of 2	ARC-3001 Issue 4	06/07/2011
Fire Station Elevations Sht 2 of 2	ARC-3002 Issue 4	06/07/2011
Proposed Access Arrangements	33939.001 Rev A	10/11/2010
Landscape Concept	001	18/08/2011
Landscape Concept Plan	002	18/08/2011
Section A	003	18/08/2011
Section B	004	18/08/2011
Tree Palette	005	18/08/2011
Aboriginal Cultural heritage Survey of a Proposed QFRS Facility	16415	15/10/2010
TTM Group Technical Note	33939	10/11/2010
AECOM Flooding and Drainage Study	60153880	06/08/2010

PROJECT TEAM

Christine Sutherland Senior Planner Development Assessment Urban Land Development Authority	Con de Groot Principal Engineer Development Assessment Urban Land Development Authority
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CONDITION		TIMING
Planning & General Requirements		
1.	Carry out the approved development Carry out the approved development generally in accordance with the approved plans/drawings and document/s.	Prior to commencement of the use
2.	Maintain the Approved Development Maintain the approved development (including landscaping, parking, driveways and other external spaces) in accordance with the approved drawing(s) and /or documents, and any relevant ULDA or other approval required by the conditions.	To be maintained

CONDITION		TIMING
3.	Lighting The provision of security and flood lighting must be designed, constructed, located and maintained to the satisfaction of the assessing authority to not cause disturbance to the occupants of nearby properties or passing traffic.	Prior to commencement of use & then to be maintained
4.	Cultural Heritage Submit to the ULDA confirmation that the duty of care obligations under the Aboriginal Cultural Heritage Act 2003 (Qld) has been complied with in accordance with the approved Aboriginal Cultural Heritage Report.	Prior to the commencement of construction
5.	Car Park Lighting (a) Car parks and pedestrian walkways must be illuminated where night use parking is anticipated and must be designed, constructed, located and maintained to the satisfaction of the assessing authority to not cause disturbance to the occupants of nearby properties or passing traffic. (b) All car park lighting must comply with the requirements outlined in Australian Standard for Off-Street Car Parking (AS 2890.1:2004) or any Australian Standard in substitution for this standard.	Prior to commencement of use & then to be maintained Prior to commencement of use & then to be maintained
6.	Disposal of Cleared Vegetation The following means of disposal are to be used, though the ULDA may consider other means on request: (a) Processing through a wood-chipper; (b) Disposal for firewood; (c) Disposal for landscaping purposes; or (d) Transport to alternative site for chipping. <i>Please Note: Burning off is not an acceptable means of disposal</i>	Prior to commencement of use & then to be maintained
7.	Signage (a) Provide signage for identification, direction and way finding. The signage must contribute to an attractive streetscape and integrate with the overall design and layout of a development. All signage must comply with the Department of Community Safety – Corporate Identity Guide and dated February 2010. The signage strategy must achieve the following: i. Ensure visual attractiveness; ii. Limit the amount of signs provided; iii. Be if an appropriate scale, proportion and location to reflect and reinforce the architectural design of individual buildings or the streetscape; and iv. Compatibility with the scale of development and the amenity of surrounding land uses.	Prior to commencement of use & then to be maintained

CONDITION		TIMING
	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.	the use & to be maintained
10.	Rehabilitation of Verge All disturbed verge, park, allotment and other grassed areas must be rehabilitated and revegetated (including provision of topsoil to a minimum depth of 50mm) and turfed or seeded in accordance with Ipswich Planning Scheme Policy 3 - General Works (specifically part 6.1.6) by the developer. Grass cover must be achieved as early as possible during the development and a minimum grass coverage of 80% is to be achieved.	Prior to commencement of use & then to be maintained
Engineering		
11.	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
12.	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
13.	<u>Water</u> Queensland Urban Utilities – Nominating Assessing Authority 1. Construct a water supply reticulation system necessary to provide a water service to the proposed development in accordance with the current Central SEQ Distribution - Retailer Authority, Queensland Urban Utilities [Incorporating WSAA] Standards (formerly BCC Standards). 2. All works on live water mains must be carried out by Queensland Urban Utilities and at the Developer's expense. 3. A private works request must be lodged with Queensland Urban Utilities to: (i) Supply and install a suitable metered water connection for each proposed allotment; (ii) Amend the existing connection if necessary; and (iii) Seal off any existing water connections if necessary. 4. Pay relevant fees and provide evidence of payment in conjunction with any application for signing of plan of survey. 5. Construct, wherever possible, the water main on the opposite side of the road to any concrete footpath.	Prior to commencement of use

CONDITION	TIMING
6. Supply and install all water infrastructures in accordance with Central SEQ Distribution - Retailer Authority, Queensland Urban Utilities [Incorporating WSAA] Standards (formerly BCC Standards. Lodge detailed water reticulation layout plans designed in accordance with Central SEQ Distribution - Retailer Authority, Queensland Urban Utilities [Incorporating WSAA] Standards (formerly BCC Standards and be approved prior to works commencing. 7. The design of water supply infrastructure must be generally consistent with previous advice from Ipswich Water, sent the 16th March 2010, detailed within Attachment 12, Part 2 of the submitted information. 8. Submit As Constructed plans certified by a Registered Professional Engineer Queensland-Civil (RPEQ-Civil), which are in accordance with approved plans, any approved modifications and constructed work. Submit a Certificate of Completion to Queensland Urban Utilities, supporting test results, reports, product and material certificates, structural certificates and a copy of the pipelayer's accreditation.	Prior to commencement of use
14. <u>Sewerage</u> Queensland Urban Utilities – Nominating Assessing Authority 1. Construct a sewerage reticulation system necessary to provide a sewerage connection to the proposed development in accordance with the current Central SEQ Distribution - Retailer Authority, Queensland Urban Utilities [Incorporating WSAA] Standards (formerly BCC Standards). 2. All works on live sewer mains must be carried out by Queensland Urban Utilities and at the Developer's expense. 3. Provide a separate sewer connection to proposed development. Any existing sewerage or sanitary drainage that crosses proposed lot boundaries must be located, disconnected and removed. 4. 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 Queensland Urban Utilities as part of the "On Maintenance" application. 5. Submit As Constructed plans certified by a Registered Professional Engineer Queensland-Civil (RPEQ-Civil), which are in accordance with approved plans, any approved modifications and constructed work. 6. Submit a Certificate of Completion to Queensland Urban Utilities supporting test results, reports, product and material certificates, structural certificates and a copy of the pipelayer's accreditation. 6. Consent of all properties owned by parties other than the developer must be provided to Queensland Urban Utilities as part of the application for the proposed sewerage infrastructure.	Prior to commencement of use
15. Car Parking - Use and Maintenance (a) A minimum of twenty-six (26) car parking spaces must be provided on site for the development in addition to the parking required for emergency service vehicles.	Prior to commencement of use & then to be maintained

CONDITION	TIMING
(b) All parking areas must be: i) Kept exclusively for parking; ii) Used exclusively for parking; iii) Accessible to all staff and any visitors during all hours of operation; iv) Appropriately signposted at the entry/entries to the car park, to the satisfaction of the assessing authority (e.g. "Staff and Visitor Parking"), in accordance with AS1742; and v) Maintained to the satisfaction of the assessing authority.	At all times
16. Entry Walls or Features Entry walls or features are prohibited on road reserves or in drainage reserve or on proposed parkland. Entry walls or features must be fully contained on private property. Entry walls must be designed in accordance with <i>Implementation Guideline No. 18 - Estate and Directional Signage</i> of Ipswich Planning Scheme 2006.	At all times
17. External Roadworks a) Submit to the ULDA engineering design and construction drawings for external roadworks,, checked and certified by a Registered Professional Engineer of Queensland (RPEQ-Civil) for the following:- The proposed intersection with Ripley Road - This intersection must be in accordance with the approved concept plan prepared by TTM Group Drawing Number 33939.001, dated 10th November 2010 and ULDA Guideline No 13 Draft Engineering Standards. This work must include: (i) A minimum of three (3) rate 2 s150 street lights, in the vicinity of the proposed access, to act as 'Flag' lighting for motorists on Ripley Road. The street lights must be placed at the commencement of the northbound right turn lane and southbound left turn lane, and at the entry/exit point. Alternative lighting arrangements maybe considered subject to the submission of a report from a suitably qualified professional. (ii) A reduced temporary posted speed limit on Ripley Road from 70 kph to 60kph, between the Ripley Road/Cunningham Highway southern roundabout and Montereia Road, to ensure a safe site access is achieved, in accordance with the recommendations to TTM Group technical note (Ref 33939) dated 10 November 2010. 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	Prior to commencement of works on site Prior to commencement of use

CONDITION	TIMING
18. Land Dedication Provide a 20 metre land dedication from the Ripley Road frontage of the site as road reserve, for future strategic road purposes.	Prior to commencement of use
19. <u>Access and Parking</u> Submit engineering drawings for the Access and Parking, checked and certified by a Registered Professional Engineer of Queensland (RPEQ-Civil). Engineering plans shall be designed in accordance with the following: (a) Design and construction of all access and parking must be in accordance with the provisions of Ipswich Planning Scheme, Part 12, Division 9 - Parking Code and the Australian Standards (2890 series). (b) A plan indicating aisle widths and parking bay dimensions in accordance with Australian Standards (2890 series) for the internal driveways and parking must be provided to the assessing authority for endorsement. (c) Drawings indicating the swept path analysis for the vehicles intended to use the site must be provided to the assessing authority (ULDA or ICC) for endorsement. (d) Parking and manoeuvring areas must accommodate the largest anticipated vehicle to use the site. (e) All parking, access and manoeuvring areas must be constructed of concrete, bitumen or equivalent, and must be line-marked in accordance with the relevant Australian Standard. (f) Concrete layback and driveway slabs, must be constructed to the property boundary for access to the proposed development in accordance with Ipswich City Council's Standard Drawing SR 13.	Prior to commencement of site works
20. <u>Stormwater</u> Submit engineering drawings of the all stormwater drainage works, checked and certified by a Registered Professional Engineer of Queensland (RPEQ-Civil). Stormwater drainage shall be designed in accordance with the following:- (a) The developer must provide all necessary internal and external stormwater drainage to service the development. Such drainage works (except for building gutters and downpipes) must be designed and constructed in accordance with QUDM such that the overall drainage system caters for a storm event with an ARI of 100 years. (b) No ponding, concentration or redirection of stormwater may occur onto adjoining land unless written approval is received from the owner of the adjoining land. (c) A stormwater detention basin/s (or equivalent) in to be provided on the subject land, which must be designed and constructed in accordance with QUDM 2007. The detention basin (or equivalent) must be constructed to ensure that flows at any point downstream in the catchment are not increased by the development for any combination of frequency and duration from the storm event with an ARI of one (1) year up to and including the storm event with an ARI of 100 years. Rainwater tanks may not be used for mitigation of stormwater runoff and to form a case to reduce the existing requirements of traditional major/minor stormwater infrastructure.	Prior to commencement of site works

CONDITION	TIMING
(d) It must be demonstrated to the satisfaction of the assessing authority how the flow from the development will be attenuated to ensure that flows at any point downstream in the catchment are not increased by the development. (e) It must be demonstrated to the satisfaction of the assessing authority how the first 15mm of runoff from impervious surfaces will be captured and managed, noting that the capacity to capture runoff must be restored within 24 hours, making rainwater tanks unsuitable. (f) Details of energy dissipation measures at the end of the channels must be provided to the assessing authority for approval. The energy dissipation measures must be in accordance with QUDM. (g) Where stormwater drainage system is discharged and extended onto adjoining property site as indicated on the AECOM Concept Stormwater Management Plan Drawing Number 60153880-00, written approval must be received from the landowner. (h) The existing stormwater channel in Ripley Road, adjacent to the site, must be realigned by the developer to accord with the proposed road widening and access to the development. Construct the road works in accordance with part (a) of this condition. Upon completion of the works submit to the ULDA "As Constructed" plans including an asset register in accordance with the requirements of Ipswich City Council, certified by a Registered Professional Engineer Queensland (RPEQ-Civil).	Prior to the commencement of use
21. <u>Stormwater Quality</u> a) Stormwater Quality treatment devices must be designed and constructed in accordance with the Flooding and Drainage Study prepared by AECOM dated 6 August 2010 and the Water Sensitive Urban Design Technical Design Guidelines (WSUD TDG) and the Construction and Establishment Guidelines (WSUD CEG). Landscaping for the Bioretention Swale must be in accordance with the species and densities detailed in Appendix A of the WSUD TDG. b) Certification from an RPEQ must be obtained and provided to the assessing authority to verify that all stormwater quality treatment devices have been constructed in accordance with the approved Flooding and Drainage Study prepared by AECOM dated 6 August 2010, WSUD TDG and the WSUD CEG. This must include certification that the biofiltration filter media meets the criteria outlined in the current version of the Guideline for Soil Filter Media in Bioretention Systems, Facility for Advancing Water Biofiltration (FAWB).	Prior to commencement of site works Prior to the commencement of use
22. <u>Filling and Excavation</u> 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>. The plan is to demonstrate that the finished level of all allotments is at least the ARI 100 flood level plus 300mm. 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 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.	Prior to the commencement of works Prior to commencement of use

CONDITION	TIMING
23. Soil Erosion and Sediment Control Submit an Erosion and Silt Management Plan designed in accordance with "<i>Best Practice Erosion and Sediment Control</i>" published by the International Erosion Control Association (Australasia) November 2008 All works as detailed Erosion and Silt Management Plan must be installed at the commencement of construction and maintained until all construction is completed.	Prior to the commencement of construction At all times
24. 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
25. 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 commencement of use
26. Electricity Provide electricity services to the Development or to the proposed dwellings in accordance with the relevant power authority supply requirements.	Prior to commencement of use
27. Telecommunications Enter into an agreement with a telecommunication carrier to provide underground telecommunication services within and adjacent to the proposed development.	Prior to commencement of use
28. Public Utilities (a) The developer must make adequate provision for the proposed development to cater for the public utility services that would normally serve the development. (b) Lighting of the carparks, aisles and circulation roadways must be in accordance with the requirements outlined in Australian Standard for Off-Street Car Parking (AS 2890.1:2004) or any Australian Standard in substitution for this standard. The design and construction of lighting must be certified by a qualified Electrical Engineer (RPEQ)	Prior to the commencement of construction Prior to the commencement of use and maintained
29. 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	Prior to the commencement of use
30. Repair damage to Kerb, Footpath or Road Repair any damage to existing kerb and channel, footpath or roadway (including removal of concrete slurry from footpaths, 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 the commencement of use

CONDITION	TIMING
31. Certification Post-Construction certification will require two copies of all documents, bound in an A4 arch folder that will provide proof of compliance with the ULDA approval. 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; and 7. Material testing results. At the completion of the post-construction certification process the work assets will be come ULDA's assets.	Prior to the commencement of Use

STANDARD ADVICE

Ipswich City Council (ICC) or Queensland Urban Utilities (QUU) Endorsement

For any conditions in this package that require the consideration of ICC 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 as 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).

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.

Fill

Any fill intended to be placed over Ipswich City Council's underground services must be approved in advance by Ipswich City Council.

Equitable Access

Ensure that there is equitable access for disabled persons to and within the site in accordance with the Queensland Anti-Discrimination Act 1991, the Federal Disability Discrimination Act 1982 and Australian Standard AS1428 Parts 1-4 Australian Standard for Access and Mobility.

You are notified of your responsibility to ensure that access is appropriately designed and constructed for all users as required by relevant legislation and standards. This development of compliance with these requirements is the sole responsibility of the owner/builder/developer of the proposal.

Please note: The above information has been provided to the applicant as advice only and does not form part of the UDA development approval conditions. This advice has been provided to the applicant to inform them of other obligations they may have to comply with (under state legislation or local laws) prior to their activity commencing.

Fire Ants

- (a) In accordance with the *Plant Protection Act 1989* and the *Plant Protection Regulation 1990*, a quarantine notice has been issued for the State of Queensland to prevent the spread of the Red Imported Fire Ant (ant species *Solenopsis invicta*) and to eradicate it from the State.
- (b) It is the legal obligation of the land owner or any consultant or contractor employed by the land owner to report the presence or suspicion of Fire Ants to the Queensland Department of Primary Industries and Fisheries on 132523 within 24 hours of becoming aware of the presence or suspicion, and to advise in writing within seven days to:

Director General
Department of Primary Industries and Fisheries
GPO Box 46, Brisbane QLD 4001
- (c) It should be noted that the movement of Fire Ants is prohibited, unless under the conditions of an Inspectors Approval. More information can be obtained from the Queensland Department of Primary Industries and Fisheries website www.dpi.qld.gov.au.
- (c) The land over which you have made a development application is within a suburb known to have Fire Ants and as such is within a "Restricted Area". The presence of Fire Ants on the site may affect the nature, form and extent of works permitted on the site. In view of this it will be necessary for you to contact the Department of Primary Industries and Fisheries to investigate the site and for you to implement any necessary matters required by that Department prior to the commencement of any works.

Temporary Reduced Posted Speed Limit

The posted speed limit must revert back to 70kph after Ripley Road has been upgraded to an urban road standard by others.

