



**PROPOSED
DEVELOPMENT
AT
253 TELEGRAPH ROAD
FITZGIBBON
(Area D2 - MCU)**

**FILLING and EXCAVATION
CITY CODE COMPLIANCE**

Prepared for
URBAN LAND DEVELOPMENT AUTHORITY

ISSUE DETAILS

Issue 1 ULDA – SITE DEVELOPMENT PLAN

July 2012

Reviewed by..... Date.....

Approved for issue by..... Date.....

TABLE OF CONTENTS

1. INTRODUCTION	3
2. SITE CHARACTERISTICS.....	3
3. DATA	3
4. MANAGEMENT STRATEGIES.....	3
5. CITY CODE COMPLIANCE	4

APPENDIX A	Site Layout
APPENDIX B	Bulk Fill Earthworks
APPENDIX C	Erosion Hazard Assessment

1. INTRODUCTION

The proposed Material Change of Use is shown on the layout drawing ULD035 PR 01.03 (Title Scheme 1) dated 11th July 2012 by Degenhart Shedd in Appendix A. This report examines the relevant development issues for the site. The purpose of the report is to demonstrate at a conceptual level, that the performance criteria in the *Fitzgibbon - Interim Land Use Plan* can be met.

2. SITE CHARACTERISTICS

The development area, is to be accessed from Rogan Road, refer site plan in Appendix A. The total area of the site is 0.7 hectares and has a designation of mixed use as defined in Part 3 of the Development Scheme for Fitzgibbon Development Area.

The site has been subject to bulk filling and slopes from the west to the east at a nominal grade of 1.30% (1 in 80). The reconfiguration will require minimal earthworks. Allotments will be left at existing natural surface and there will not be any pad levels provided within the allotments. Preliminary "Erosion Hazard Assessment" (EHA) using the BCC supporting technical notes have been completed and is included as an addendum. The EHA classifies the site as a High Risk site.

3. DATA

Supporting information relating to bulk fill (C100, Rev P4) Bulk Earthworks Plan has been included in Appendix B.

4. MANAGEMENT STRATEGIES

The site has been subject to bulk earthworks and will be further refined during the operational works design. The extent of cut / fill over the site is limited and will be less than half a metre. As such the code is not "triggered" but has been incorporated in the submission as supporting information. The extent of fill will be to the area that interfaces with Carselgrove Avenue and as previously mentioned will not exceed half a metre in depth. Any additional fill material that may be required to be imported to achieve the required finished surface levels for the site will not be contaminated and shall be in accordance with Council specifications. Access to the site for construction traffic will be from Rogan Road and all relevant policies regarding dust, noise and construction traffic will be met and monitored during the construction phase. Management of erosion and sediment during the construction phase will be carried out using current best practice. An Erosion and Sediment Control Plan will be prepared in conjunction with the Operational Works.

5. CITY CODE COMPLIANCE

The following matrix provides assessment of the development against the performance criteria defined in the City Plan.

FILLING AND EXCAVATION CODE PERFORMANCE CRITERIA AND ACCEPTABLE SOLUTIONS

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	SOLUTIONS	COMMENTS	COUNCIL USE ONLY
GENERAL				
P1 Filling or excavation must not impact adversely on visual amenity or the stability of land <i>Note:</i> <i>Retaining wall construction will also need to comply with Section 4 of Schedule 5 of the Standard Building Regulations 1993 and embankment gradients will need to comply with Section 5 of Schedule 5 of the Standard Building Regulations 1993.</i>	A1.1 A retaining wall is set back at least half the height of the wall from any boundary of the site	Yes	Should retaining walls be located on the site they will comply with all council's standards.	
	A1.2 Retaining walls over 1.5m are stepped 0.75m or every 1.5m in height, terraced and landscaped	Yes	Where required, walls exceeding 1.5m in height will be stepped 0.75m for every 1.5m of height and landscaped.	
	A1.3 Retaining wall finishes that present to adjoining land are of a high quality appearance and compatible with surrounding development	Yes	Where retaining walls are required they will be matched to the surrounding development.	
P2 Filling or excavation must not result in any contamination of land or waters.	A2.1 For filling, only clean fill is used	Yes	Only clean fill will be used.	
	A2.2 For excavation, no contaminated material is excavated, or acid sulfate soil or contaminant disturbed	Yes	There is no contaminated material on site. The site is not on the contaminated soils registry. Soil testing will be undertaken prior to any earthworks commencing to ensure no contaminant is present.	

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	SOLUTIONS	COMMENTS	COUNCIL USE ONLY
	A2.3 For excavation or filling acid sulphate soils are not affected by changes to the site's hydrology	Yes	As the site is above RL5 it is unlikely acid sulphate soils are present. Soil testing will be undertaken prior to any works commencing within the site.	
	A2.4 The site is not on the contaminated land register	Yes	The site does not indicate that it is a contaminated site.	
P3 Filling or excavation must not cause any increase in flooding or drainage problems	A3.1 No filling or excavation is located • Within the flood regulation lines or, if there are no flood regulation lines within the 100 year ARI extent • In any waterway corridor as shown on the Planning Scheme Maps or • In any wetland as shown on the Planning Scheme Maps and defined in the definitions	Yes	The site has been subject to bulk fill and is compliant with the requirements of the WRM Report dated 12 March 2010 and the <i>Flood and Stormwater Management Studies for the Fitzgibbon Development Scheme</i> , Ref. 0541-01-G [Rev 1] dated 24 July 2009.	
	A3.2 Filling or excavation does not cause ponding on the site or on nearby land	Yes	Proposed filling and excavation will not cause ponding on the site or on any neighbouring property.	

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	SOLUTIONS	COMMENTS	COUNCIL USE ONLY
	A3.3 Any increase in flooding will not adversely affect the safety or use of any adjoining site and land upstream and downstream	Yes	There will be no adverse effects on the safety or use of adjoining land.	
	A3.4 Any changes to run-off characteristics resulting from filling for storm events, up to at least the 2 year ARI design storm, are minimised in an ecologically sensitive manner	Yes	Where local filling occurs, runoff will be managed and will be compliant with QUDM and the BCC Drainage Supplement.	
	A3.5 Filling or excavation does not adversely affect the flow of water in any overland flow path	Yes	Filling & excavation within the site will be managed to ensure no adverse impact on overland flow paths.	

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	SOLUTIONS	COMMENTS	COUNCIL USE ONLY
	<i>Note:</i> Compliance with Acceptable Solutions A3.1 to A3.5 can be demonstrated through the submission of a report detailing: • Calculations for flood modelling of the riparian zone, including ground cover, understorey and canopy vegetation • Management strategies to prevent adverse flooding and minimise changes to run-off characteristics consistent with Council's current Subdivision and Development Guidelines 1997 and Environmental Best Management Practice for Waterways and Wetlands 1996	Yes	The development will be in accordance with the <i>Flood and Stormwater Management Studies for the Fitzgibbon Development Scheme</i> , Ref. 0541-01-G [Rev 1] dated 24 July 2009.	
P4 Filling or excavation must not adversely affect environmental values in receiving waterways or wetlands <i>Note:</i> For guidance on stormwater management refer to the <i>Management of Urban Stormwater Quality Planning Scheme Policy</i>	A4 Filling or excavation complies with the Stormwater Management Code and Council's Erosion and Sediment Control Standard	Yes	Filling and excavation will comply with the stormwater management code and the Erosion and Sediment Control standards. Further details will be provided at the Operational Works stage. Erosion Hazard Assessment has been completed, refer Appendix C.	

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	SOLUTIONS	COMMENTS	COUNCIL USE ONLY
P5 Emissions of air pollutants from filling or excavation, particularly dust, must not have a significant environmental harm or nuisance impacts <i>Note:</i> For guidance on the assessment of air quality, refer to the Air Quality Planning Scheme Policy	A5.1 No dust emissions extend beyond the boundary of the site	Yes	Dust emissions from earthworks will be managed as weather conditions dictate. A management plan will be “in place” to reduce such impacts. Exposed soil areas will be “watered” to control dust emissions during construction.	
	A5.2 No other air emissions, including odours, are detectable at the boundary of the site	Yes	Proposed filling and excavation will not result in air emissions detectable at the boundary of the site.	
	A5.3 A management plan for control of dust and air emissions is prepared and implemented	Yes	Prior to commencement of operational works for filling and excavation, a management plan will be prepared and implemented to control potential dust and air emissions.	
P6 Emissions of noise must not cause significant environmental harm or nuisance impacts <i>Note:</i> For guidance on the assessment of noise impacts refer to the Noise Impact Assessment Planning Scheme Policy	A6.1 The total duration of filling or excavation operations does not exceed 4 weeks	Yes	The duration of filling and excavation will not exceed four (4) weeks. The majority of the site has been filled as part of the Bulk Earthworks for the whole of the site. Work Place Health and Safety measures will be met by all parties.	
	A6.2 Filling or excavation operations occur only between 7am to 6pm Monday to Saturday	Yes	Filling and excavation will be scheduled to occur between 7am and 6pm Monday to Saturday only.	
P7 Traffic generated by filling or excavation must not impact on the amenity of the surrounding area	P7.1 Haul routes used for transportation of fill to or from the site only use Major Roads	Yes	If required, importation of fill will be via the existing haul road which has access from Telegraph Road.	

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	SOLUTIONS	COMMENTS	COUNCIL USE ONLY
	P7.2 Truck movements generated by filling or excavation do not exceed 20 truck movements per day	Yes	Truck movements will not exceed 20 movements per day. However movements will be monitored on a daily basis to ensure Work Place Health and Safety measures are met by all parties. Should complaints occur they will be addressed within 24 hours.	
	P7.3 Truck movements generated by filling or excavation do not occur for longer than 4 weeks	Yes	Plant movements will be monitored during this period to ensure Work Place Health and Safety measures are met by all parties.	

APPENDIX C

Erosion Hazard Assessment



Erosion Hazard Assessment - October 2010

Brisbane City Council (BCC), *Erosion Hazard Assessment* form must be read in conjunction with the *Erosion Hazard Assessment - Supporting Technical Notes* (June 2006 or later version) for explanatory terms and Certification information.

What is an Erosion Hazard Assessment?

Soil erosion and sediment from urban development, particularly during construction activities, is a significant source of sediment pollution in Brisbane's waterways. The Erosion Hazard Assessment determines whether the risk of soil erosion and sediment pollution to the environment is 'low' or 'high', using a point scoring system to assess the risk based on BCC's requirements for stormwater management and Erosion and Sediment Control (ESC).

When is the EHA required?

An *Erosion Hazard Assessment* form must be completed and lodged with BCC for any Development Application (DA), Operational Works ESC application, or Schedule 12 Compliance Assessment ESC application.

Failure to submit this form during lodgement of an application may result in assessment delays or refusal of the application.

Privacy Statement

The personal information collected on this form will be used by Brisbane City Council for the purposes of fulfilling your request and undertaking associated Council functions and services. Your personal information will not be disclosed to any third party without your consent, unless this is required or permitted by law.

Assessment Details

- 1 Does this development or operational works/detailed design ESC application trigger the Stormwater Management Code or House Code and involve soil disturbance?

No ☐ An Erosion Hazard Assessment is not required.

Go to 4

Yes ☒ **Complete Assessment Table on reverse side of this form.**

- 2 Is the total score equal to or greater than 17?

A 'low' risk score

Generally, if the *Erosion Hazard Assessment* produces a *Total Score of less than 17* and no individual score is equal to, or greater than its *Trigger Score*, the development proposal is considered to be 'low risk' with respect to soil erosion and sediment control.

A 'high' risk score

If the *Erosion Hazard Assessment* produces a *Total Score of 17 or greater*, or any individual score is equal to or greater than its *Trigger Score*, the development proposal is considered to be 'high risk' with respect to soil erosion and sediment control. Applicants must lodge, with their Application, sufficient supporting information to demonstrate that the performance criteria of the Stormwater Management Code or House Code in the City Plan 2000 can be achieved.

No ☐ Yes ☒

Refer to Council's *Erosion Hazard Assessment - Supporting Technical Notes*.

- 3 Did you answer 'yes' to any Trigger Score questions?

No ☐ Yes ☒

Refer to Council's *Erosion Hazard Assessment - Supporting Technical Notes*.

- 4 Site Information and Certification

Application number (if known)

Site address

153 Telegraph Road

Fitzgibbon

Postcode

Prepared by *Print name*

B McArthur

Business name

ETS Group

I certify that:

1. I have made all relevant enquiries and am satisfied no matters of significance have been withheld from the assessment manager, and

Where completion of the EHA Assessment Table was required, that:

2. I am a person with suitable qualifications and/or experience in erosion and sediment control; and

3. the Erosion Hazard Assessment was completed in accordance with the Erosion Hazard Assessment Supporting Technical Notes and the BCC Erosion and Sediment Control Standard (version 9 or later); and

4. the Erosion Hazard Assessment Score accurately reflects the site's overall risk of soil erosion and sediment pollution to the environment.

I acknowledge and accept that the BCC, as assessment manager, relies, in good faith, on this certification as part of its development assessment process and the provision of false or misleading information to the BCC constitutes an offence for which BCC may take punitive steps/ action against me/ enforcement action against me.

Certified by *Print name*

CHRIS HUTTON

Certifier's signature

C Hutton

Date

16/17/2012

Assessment Table				
Site Condition	Points	Score	Trigger Score	BCE Use Only
[1] AVERAGE SLOPE OF DISTURBANCE AREA - less than 3%0 - more than 3% but less than 5% (3% = 33H:1V)1 - more than 5% but less than 10% (5% = 20H:1V)2 - more than 10% but less than 15% (10% = 10H:1V)4 - more than 15%6	1		> Score equal to or greater than 4? No ☒ Yes ☐	
[2] SOIL CLASSIFICATION GROUP (AS1726) - GW, GP, GM, GC0 - SW, SP, SM, SC, PT1 - MH, CH, OH2 - ML, CL, OL, if imported fill will be used, or if soils untested3	2			
[3] EMERSON (DISPERSION) CLASS NUMBER - Class 4, 6, 7, or 80 - Class 52 - Class 34 - Class 1 or 26	2		> Score equal to or greater than 4? No ☒ Yes ☐	
[4] DURATION OF SOIL DISTURBANCE (including stabilisation period) - less than 1 month0 - more than 1 month but less than 4 months2 - more than 4 months but less than 6 months4 - more than 6 months6	4		> Score equal to or greater than 4? No ☐ Yes ☒	
[5] AREA OF DISTURBANCE - less than 1000 m²0 - more than 1000 m² but less than 5000 m²1 - more than 5000 m² but less than 1 ha2 - more than 1 ha but less than 4 ha4 - more than 4 ha6	4		> Score equal to or greater than 4? No ☐ Yes ☒	
[6] WATERWAY DISTURBANCE - No disturbance to watercourse, open drain or stormwater pipe0 - Disturbance to watercourse, open drain or stormwater pipe4	0		> Score equal to or greater than 4? No ☒ Yes ☐	
[7] REHABILITATION METHOD Percentage of area (relative to total disturbance) stabilised by seeding without mulching (i.e. highest risk stabilisation method) - less than 1%0 - more than 1% but less than 5%1 - more than 5% but less than 10%2 - more than 10%4	1			
[8] RECEIVING WATERS - Open water body (e.g. creek, river, bay)1 - Enclosed water body (e.g. lake, boat harbour)2	1			
[9] SUBSOIL EXPOSURE - No subsoil exposure except for service trenches0 - Subsoils are likely to be exposed2	2			
[10] EXTERNAL CATCHMENTS - No external catchment0 - External catchment diverted around the soil disturbance1 - External catchment not diverted around the soil disturbance4	1			
[11] ROAD CONSTRUCTION - No road construction0 - Involves road construction works2	2			
[12] pH OF SOILS TO BE REVEGETATED - less than pH 61 - more than pH 6 but less than pH 80 - more than pH 8, or if pH testing not done at this stage1	1			
[13] Total Score =			21	Go to 2 (front page)