



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

**SERVICES, WORKS and
INFRASTRUCTURE
CITY CODE COMPLIANCE**

Prepared for
URBAN LAND DEVELOPMENT AUTHORITY

ISSUE DETAILS

Issue 1 Urban Land Development Authority

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

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1 INTRODUCTION

The proposed Material Change of Use as shown on the layout drawing ULD035 PR 10.03 (Title Scheme 1) dated 11th July 2012 by Degenhart Shedd in Appendix A. This report examines the relevant development issues for the site involved with services works and infrastructure. 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 residential as defined in Part 3 of the Development Scheme for Fitzgibbon Development Area.

The site slopes from the west to the east at a nominal grade of 1.30% (1 in 80). Bulk fill has been placed over the site and the proposed allotments satisfy Brisbane City Council and QUDM flood immunity requirements.

3 DATA

Reports have been prepared by Queensland Urban Utilities (QUU) for the water and sewerage reticulation for the estate. Copies of these reports have previously been forwarded to the ULDA and as such have not been included in this application.

4 SERVICES

4.1 Stormwater

All stormwater information, relevant to the site has been addressed separately in the Stormwater Code. However it should be noted that the site is above the Q100 and will be serviced by an under ground drainage and overland flow systems which will be compliant with the requirements of the *Queensland Urban Drainage Design Manual* and the BCC Supplement. Refer Appendix C. A detailed analysis of internal stormwater will be submitted as part of the operational works approval.

4.2 Sewer

The sewer will be reticulated via a gravity system to an existing sewer in Rogan Road. A sketch showing the alignment of the proposed sewer is shown in, Appendix D – Proposed Sewer Reticulation. All “live” connections to the existing sewerage system will be undertaken by Queensland Urban Utilities.

4.3 Water

The site will be serviced via a 100mm and 150mm diameter main which will be constructed to current WSA standards. Refer Appendix D – Proposed Water Reticulation.

5 CITY CODE COMPLIANCE

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

**SERVICES WORKS AND INFRASTRUCTURE CODE
PERFORMANCE CRITERIA AND ACCEPTABLE SOLUTIONS
DEVELOPMENT AT 253 TELEGRAPH ROAD, FITZGIBBON**

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	SOLUTIONS	COMMENTS	COUNCIL USE ONLY
GENERAL				
P1 Land used for urban purposes must be serviced adequately with regard to water, waste disposal, drainage, telecommunication and energy	A1 The land is provided with: • Reticulated water, sewerage, drainage, electricity and telephone services • Gas service where reasonable	Yes	The proposed site will be provided with water reticulation, drainage, sewerage, electricity and telephone services. These services exist in the established residential area adjoining the site.	

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	SOLUTIONS	COMMENTS	COUNCIL USE ONLY
P2 Frontage to the site must provide the following to an appropriate urban standard: • An effective, high quality paved roadway • An effective, high quality roadway kerb and channel • Safe, high quality crossings over channels and walkways • Safe, accessible high quality bikeways • A safe, accessible, high quality public walkway compatible and integrated with the surrounding environment • Provision of an alteration to required public utilities • Effective drainage • Appropriate conduits to facilitate the provision of required street lighting systems and traffic signals	A2 The following are provided or already exist at the frontage of the site, to the standard that would have applied if the development formed part of a new subdivision: • Concrete kerb and channel • Forming and grading to walkways • Crossings over channels and walkways • A constructed bikeway • A constructed walkway, minimum 1.2m wide and full width from the property line to the kerb in Multipurpose centres • Reconstruction of any damaged public walkway in concrete • Construction of the carriageway • Payment of costs for required alterations to public utility mains, services or installations • Construction of and require alterations to public utility mains, services or installations • Drainage works • Installation of electrical conduits	Yes	The required services and utilities for the proposed development will be constructed to comply with Queensland Urban Utilities and Brisbane City Council requirements.	

P3 Building design and layout must provide for additional infrastructure to facilitate future telecommunication services and providers (e.g. fibre optic cable)	A3.1 Conduits, cabling or ducting is provided in all residential, community, commercial and industrial buildings of a sufficient diameter to enable two or more carriers to service the building. An underground access connection pit and "lead in" duct is provided in the footpath, plus a conduit from the property boundary to: • a designated entry point in each building • each lot in community title developments • each floor and tenancy in multi-occupancy buildings All work is to be in accordance with relevant Building Codes and Australian Standards <i>Note: an accurate, digital 'as built' three dimensional location plan will need to be supplied for all infrastructure provided in the footpath</i> Additional requirements for Multi-unit Dwellings of more than 4 storeys and 20 units or Centre Activities with a gross floor area of 2500m2 or greater:	Yes	The required services and utilities for the proposed development will be constructed to comply with Queensland Urban Utilities and Brisbane City Council requirements.	
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P3	A3.2 New buildings are provided with: • a co-located equipment room • a central (vertical) riser duct within the core of the building • a telecommunications closet on each floor • distribution by underfloor or suspended ceiling ducts • designated wireless area on roof with structural capacity All work is to be in accordance with the relevant Building Codes and Australian Standards. <i>Note: a signed statement must be submitted to Council by a competent person (as defined in the Building Regulation) confirming that the premises as built complies with these requirements, when final building certification is issued.</i>	Yes		
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P4 Major public projects promote the provision of affordable, high bandwidth telecommunication services throughout Brisbane.	A4 Conduits are provided in all major Council and government works projects to enable the future provision of fibre optic cabling: • when the additional expense is unlikely to be prohibitive • when further major work is unlikely or disruption would be a major concern eg limited capacity roads • when there is a clear gap in the telecommunications network • when there is a clear gap in the bandwidth available to the area <i>Note: an accurate, digital 'as built' three dimensional location plan will need to be supplied for infrastructure provided in the road reserve.</i>	Yes	The required services and utilities for the proposed development will be constructed to comply with Queensland Urban Utilities and Brisbane City Council requirements.	
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