

Urban Land Development Authority DEV2010/053
 180-202 River Boulevard, Oonoonba
 Reconfiguring a Lot (1 Lot into 70 residential lots plus roads with a Plan of Development).

Address of Site	180 – 202 River Boulevard, Oonoonba
Real Property Description	Lot 6000 on SP236402 (Formerly part of Lot 51 on SP233012)
Aspects of Development and Type of Approval	Reconfiguring a Lot (1 Lot into 70 residential lots plus roads with a Plan of Development).
ULDA Reference Number	DEV2010/053
Package Approved	25 November 2010
Decision	APPROVED

Approved Drawings or Documents	Number	Plan or Document Date
Proposed Reconfiguration Lots 1 to 70 & 6000 Cancelling Lot 6000 on SP236402	29060/010 G	25 November 2010
Proposed Reconfiguration Lots 1 to 70 & 6000 Cancelling Lot 6000 on SP236402	29060/008 D	13 October 2010
ULDA Oonoonba Stage 1 Roadworks Roundabout Alterations	5625-SK21	November 2010
BMT WBM 'Site Based Stormwater Management Plan, Oonoonba Urban Development, Townsville'. Rev 1	R.B17916.002.01.Oonoonba.doc	13 August 2010
Aecom 'Oonoonba Site – Geotechnical Assessment of Land Suitability for Residential Development'	REV B 60158509	16 July 2010
TTM's 'Proposed Oonoonba UDA Traffic Engineering Report'.	REV 2	3 September 2010
Aecom 'Acid Sulfate Soil Investigation for the Proposed Oonoonba Urban Land Development Site'	Ref: 60158509:T552/10:SMB/DC	23 July 2010
Flanagan Consulting Group 'Acid Sulfate Soil Management Plan for Urban Land Development Authority Oonoonba Urban Land Development Area'	Project No 5625/04'	September 2010
TTM Consulting 'Environmental Noise Impact Assessment'	Ttmref: 26857 RO4 Oonoonba UDA RTN RAIL	17 November 2010

PROJECT TEAM

Adele Fenwick Planner Development Assessment Urban Land Development Authority	Marcus Bloor Environmental Planner Sustainability and Innovation Urban Land Development Authority
Con de Groot Principal Engineer Development Assessment Urban Land Development Authority	Emma Greenhalgh Principal Planner Affordable Housing Urban Land Development Authority
Malcolm Holz Planning Manager Planning Urban Land Development Authority	

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. Complete all Operational and Building 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. 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. Access to the site is to be obtained from Lakeside Drive. • 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 Townsville 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. • no site access to or from the site is to be Fairfield Waters. 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
4. Water Supply Reticulation a) Submit to the ULDA detailed engineering design of the water infrastructure, designed in accordance Water Services Association of Australia's (WSAA) 'Water Supply Code of Australia – WSA 03-2002 or Townsville City Council's standards whichever is applicable. 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). b) Upon completion of the works, a professional engineer (RPEQ) must also certify that all works have been inspected and been constructed in accordance with their design and is fit for purpose when considered against the commonly accepted and appropriate AUS/NZ standards. Submit 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 commonly accepted and appropriate AUS/NZ standards. c) The development must be connected to Townsville City Council's reticulated water system, prior to the commencement of use and at no cost to Council.	a) Prior to the commencement of site works b) Prior to survey plan endorsement c) Prior to survey plan endorsement

5.	Sewerage reticulation a) Submit to the ULDA detailed engineering design of the sewer infrastructure, designed in accordance with Water Services Association of Australia's (WSAA) "Sewerage Code of Australia – WSA 02-2002" or Townsville City Council' standards whichever is applicable. 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). b) Upon completion of the works a professional engineer (RPEQ) must certify that all works have been inspected and been constructed in accordance with their design and is fit for purpose when considered against the commonly accepted and appropriate AUS/NZ standards. Submit 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 commonly accepted and appropriate AUS/NZ standards. c) The development must be connected to Townsville City Council's reticulated sewerage system at no cost to Council.	a) Prior to the commencement of site works b) Prior to survey plan endorsement c) Prior to survey plan endorsement
6.	Stormwater Management Construct Stormwater Management shall be in accordance with BMT WBM 'Site Based Stormwater Management Plan, Oonoonba Urban Development, Townsville Doc. R.B17916.002.01.Oonoonba.doc' dated 13 th August 2010.	Prior to the commencement of site works
7.	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 Townsville City Council's Standards. b) Connect the development to the Townsville 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 Townsville City Council standards.	a) Prior to the commencement of site works b) Prior to survey plan endorsement
8.	Easements over infrastructure – water supply, sewerage, drainage Public utility easements must be provided, in favour of and at no cost to Townsville City Council, over Council infrastructure (ie. Drainage, infrastructure that becomes contributed assets) located in private land. The terms of the easements must be to the satisfaction of the Chief Executive Officer, and the easement documents must be executed prior to the endorsement of the survey plan.	Prior to survey plan endorsement
9.	Filling and Excavation a) Earthworks are to undertaken in accordance with Aecom report dated 16 th July 2010 'Oonoonba Site – Geotechnical Assessment of Land Suitability for Residential Development'. Submit a Earthworks Management Plan, as required by the above report, the Earthworks Management Plan is to be certified by a RPEQ specialising in geotechnical engineering. b) Submit certification 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

10.	Roadworks a) Submit to the ULDA for approval 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 TTM's report dated 3rd September 2010 titled ' <i>Proposed Oonoonba UDA Traffic Engineering Report</i> ' and Townsville City Council road construction standards. b) Prior to the endorsement of survey plans the applicant must obtain 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 TTM's report dated 3rd September	a) Prior to the commencement of works b) Prior to survey plan endorsement
11.	External Road Connection a) Submit to the ULDA for approval engineering design/construction drawings, checked and certified by a Registered Professional Engineer of Queensland (RPEQ-Civil) for the proposed intersection of Lakeside Drive and the access road to the estate. b) Obtain and provide to the ULDA certification from an RPEQ (Civil) that the works identified in (a) above have been constructed in accordance Townsville City Council road construction standards. c) The extent of Lakeside Drive contained on Lot 6000 SP236402 shall dedicated as a public road.	a) Prior to the commencement of works b) Prior to survey plan endorsement c) Prior to survey plan endorsement
12.	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 Townsville 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
13.	Electricity Submit to the ULDA either: a) written evidence from Ergon demonstrating that existing underground low-voltage electricity supply is available to the newly created lots or b) written evidence from Ergon that the applicant has entered into an agreement with an authorised electricity supplier (e.g. Ergon) to provide underground electricity services.	Prior to survey plan endorsement
14.	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
15.	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 Townsville City Council's Planning Scheme Engineering Design Guidelines.	Prior to survey plan endorsement
16.	Infrastructure Contributions Pay to the ULDA, a monetary contribution towards the cost of the provision of essential infrastructure. The contribution will be based on Townsville City Council's applicable infrastructure charging document for the area in force at the time of declaration of the UDA. These charges will be indexed each year by the five year rolling average of the Queensland Roads and Bridges Index.	Prior to survey plan endorsement
17.	Soil Erosion and Sediment Control (ok) Submit to the ULDA an Erosion and Sediment Control Plan (ESCP) which complies with Townsville City Council's standards	Prior to commencement of site works.

18.	Detailed Landscape Plan a) Submit to the ULDA for approval a detailed landscape plan. 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 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
19.	Acid Sulphate Soils a) The management of acid sulphate soils shall be in accordance with:- 'Acid Sulfate Soil Investigation for the Proposed Oonoonba Urban Land Development Site' dated 23rd July 2010 by Aecom 'Acid Sulfate Soil Management Plan for Urban Land Development Authority Oonoonba Urban Land Development Area – Project No 5625/04' dated September 2010 by Flanagan Consulting Group b) Submit to the ULDA a 'Dewatering Management Plan' certified by a RPEQ specialising in environmental engineering to ensure that environmental risk to nearby ecosystems is minimised. c) Obtain and provide to the ULDA certification from a RPEQ specialising in environmental engineering, stating that all works have been completed in accordance with documents listed in (a) above	a) Prior to commencement of works b) Prior to survey plan endorsement c) Prior to survey plan endorsement
20.	Streetscape Works a) Prepare and submit to the ULDA for approval Streetscape Works Plan detailing proposed works to be undertaken within the Lot 6000 on SP236402. The plans are to detail: - 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/NZA 1158.3.1, 1999 pedestrian Area Lighting This work is to be certified by a suitably qualified urban design/landscape architect or registered Practicing 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 commencement of use c) Prior to commencement of use

21.	Affordable Housing Contribution a) Deliver 50% of product (being 35 dwellings) below the median house price for Townsville. b) Deliver 40% of product (being 28 dwellings) for purchase or rent to low to moderate income households for Townsville. c) Provide written evidence that parts (a) and (b) of this condition has been complied with.	Prior to commencement of use.
22.	Accessible Housing a) Provide 10% of product as accessible (7 dwellings) in accordance with the ULDA Accessible Housing Guidelines. b) Provide to the ULDA written evidence that part (a) of this condition has been complied with.	Prior to the commencement of use.
23.	Fencing Construct a 1.8m high fence on the allotments immediately adjoining the existing allotments bordering the urban development area in Fairfield Waters.	Prior to survey plan endorsement
24.	Acoustic a) Undertake works in accordance with the treatment recommendations prescribed in the <i>Environmental Noise Impact Assessment by TTM consulting</i> dated 17 November 2010 b) Prior to the endorsement of survey plans the applicant must obtain certification from a RPEQ specialising in acoustics, stating that all works have been completed in accordance with documents listed in (a) above	Prior to the commencement of use.

STANDARD ADVICE

Certification

Post-Construction certification will require two copies of all documents, bound in a 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
7. Material testing results

At the completion of the post-construction certification process the work assets will be come ULDA's assets.

Townsville City Council (TCC) Endorsement

For any conditions in this package that require the consideration of TCC, 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.

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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 an advice only, and does not form part of the 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.