

Urban Land Development Authority
DEV-000001_08
253 Telegraph Road, Fitzgibbon

Address of Site	253 Telegraph Road, Fitzgibbon
Real Property Description	Lot 1 on RP802239 Parish of Nundah
Aspects of Development and Type of Approval	Change to UDA Development Approval for 4 Stage - Reconfiguring a Lot with a Site Development Plan Subdivision (1 into 146 residential lots)
ULDA Reference Number	DEV-000001_08
Package Generated	23 rd April 2009
Package Status	APPROVED

Drawing or Document	Number	Plan or Document Date
Proposed Subdivision – Allotment layout	22743-71B	9 APRIL 2009
Site Development Plan – Stage 1 Fitzgibbon	22743-73A	9 APRIL 2009
Site Development Plan – Stage 2 Fitzgibbon	22743-74A	9 APRIL 2009
Site Development Plan – Stage 3 Fitzgibbon	22743-75	20 NOV 2008
Site Development Plan – Stage 4 Fitzgibbon	22743-72A	20 NOV 2008
Landscape Development Plan	DA01(B)	12/09/2008
Landscape Concept Master Plan	DA02 (D)	25/09/2008
Park A – Drainage Reserve / Parkland	DA03 (B)	12/09/2008
Park A – Drainage Reserve / Parkland Sections	DA04 (B)	12/09/2008
Park B – Detail Plan	DA05 (B)	12/09/2008
Detail C - D, Sections F-F and G-G	DA06 (B)	12/09/2008
Detail E - F - G	DA07 (D)	25/09/2008

PROJECT TEAM

Matt Toon Principal Planner Development Assessment Urban Land Development Authority	Keith Howells Project Coordinator & Certifier of Civil Engineering Executive Director ETS Group
Shaun Walsh Certifier of Landscape Design Associate - Landscape Manager PLACE Design Group	David Newton Certifier of Flooding Analysis Principal Engineer WRM Pty Ltd

GENERAL – All these conditions apply to Stages 1 to 4

CONDITIONS	TIMING
1 Carry Out the Approved Development Carry out the approved development generally in accordance with the approved plans/drawing and/or documents.	While development is occurring on the site

CONDITIONS		TIMING
2	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, drawing(s).	Prior to survey plan endorsement
3	Certification Agreement The pre and post construction certification is to be undertaken in accordance with the <i>ULDA Certification Agreement</i> with all signatories to fulfil their responsibilities as outlined within the <i>ULDA Certification Procedure Manual</i>.	As indicated
4	Earthworks Submit an earthworks plan and erosion and sediment control plans, certified by a Registered Professional Engineer of Queensland (RPEQ), and in accordance with AS3798 (<i>Guidelines on Earthworks for Commercial and Residential Developments</i>) and the Best Practice Erosion and Sediment Control, by the International Erosion Control Association Australasia, Nov 2008. Plan is to demonstrate that the minimum ground level after filling (where permitted) is at least the 100 year ARI flood level plus 300mm. This work is to be certified by a suitably qualified professional in accordance with the <i>ULDA Certification Procedures Manual</i>.	Prior to commencement of work.
5	Erosion and Sediment Control At all times during construction activities implement an Erosion and Sediment Control (ESC) Management Plan, which has been certified by a Registered Professional Engineer of Queensland (RPEQ), in accordance with the <i>ULDA Certification Procedures Manual</i>.	As indicated
6	Repair Damage To Kerb, Footpath Or Road Repair any damage to existing kerb and channel, footpath or roadway (including removal of concrete slurry from footways, roads, kerb and channel and stormwater gullies and drainlines) that may occur during any works carried out in association with the approved development.	As indicated
7	Construct Pathway Provide pathways in the locations shown on the Approved Plans and submit engineering plans checked and certified by a Registered Professional Engineer Queensland (RPEQ) showing the design of the pathway including any external signs and permanent traffic safety signs, markings and devices. This work is to be certified by a suitably qualified professional in accordance with the <i>ULDA Certification Procedures Manual</i>.	Prior to Survey Plan endorsement

CONDITIONS	TIMING
8 Roadworks - Submit Certified Engineering Plans Submit engineering plans prepared, checked and certified by a Registered Professional Engineer of Queensland (RPEQ), in accordance with <i>Austroads</i> for the design of the internal roadworks and footpaths. This work is to be certified by a suitably qualified professional in accordance with the <i>ULDA Certification Procedures Manual</i>. Provide traffic signs and pavement markings and modify existing traffic signs and pavement marking in accordance with the "Manual of Uniform Traffic Control Devices - Queensland".	Prior to commencement of work
9 Provide/Extend Sewer Property Connection Submit engineering plans prepared, checked and certified by a Registered Professional Engineer of Queensland (RPEQ) that the proposed sewer reticulation system is in accordance with the requirements of Brisbane Water. Construct sewer from the existing sewer manhole to all allotments using Low Pressure Sewerage System in accordance with Brisbane City Council's Low Pressure Sewerage Guidelines. This work is to be certified by a suitably qualified professional in accordance with the <i>ULDA Certification Procedures Manual</i>.	Prior to commencement of work As Indicated
10 Provide Water Service and Meter for Each Lot Submit engineering plans prepared, checked and certified by a Registered Professional Engineer of Queensland (RPEQ) that the proposed water reticulation system is in accordance with the requirements of Brisbane Water. Provide a water supply reticulation system and metered assembly to each allotment in accordance with the "<i>BCC Water Supply Standards - 2005</i>". This work includes all external augmentation works required to achieve adequate water supply to the site. This work is to be certified by a suitably qualified professional in accordance with the <i>ULDA Certification Procedures Manual</i>.	Prior to commencement of work As Indicated
11 Flooding and Stormwater Comply with the recommendations and actions set out in WRM Water and Environment letter dated 27th November 2008 and titled 'Fitzgibbon Stage 1 Development – Assessment of Flood Impacts'. Submit engineering plans and calculations prepared, checked and certified by a Registered Professional Engineer of Queensland (RPEQ). These plans are to demonstrate compliance with the following: a) Quantity Adjoining properties and roads are to be protected from ponding or nuisance from stormwater as a result of the works.	Prior to commencement of work As Indicated

CONDITIONS	TIMING
Design and construct the works so that the stormwater runoff from the site does not adversely impact on flooding or drainage (peak discharge and duration for all events up to the 100 year Average Recurrence Interval (ARI)) of properties that are upstream, downstream or adjacent to the site. Design and construct all allotments to have the appropriate freeboard so as not to be flooded during a 100 year ARI creek or river flood event whichever is the higher flood level. The design and works are to comply with the latest edition of the Queensland Urban Drainage Manual b) Quality Prepare and implement an operational phase Site Based Stormwater Management Plan (SBSMP) certified by a Registered Professional Engineer Queensland (RPEQ). The design and works are to comply with the Healthy Waterways Partnership Technical Design Guidelines and with the Office of Urban Management Implementation Guideline No 7 Water Sensitive Urban Design, Design Objectives for Urban Stormwater Management. c) Maintenance Management Plan Submit a maintenance management plan for the site All of this work is to be certified by a suitably qualified professional in accordance with the <i>ULDA Certification Procedures Manual</i>.	Prior to survey plan endorsement
12 Electricity (Underground Supply Area) Provide underground electricity services in accordance with an approved electricity reticulation plan and Brisbane City Council's "Subdivision and Development Guidelines". Enter into an agreement with Energex.	Prior to survey plan endorsement
13 Telecommunications Enter into an agreement with a telecommunication carrier to provide underground telecommunication services within and adjacent to the proposed development in accordance with Brisbane City Council's "Subdivision and Development Guidelines".	Prior to survey plan endorsement
14 Public Lighting Lodge street lighting design plans showing the proposed public lighting system in accordance with Brisbane City Council's "Subdivision and Development Guidelines". Enter into an agreement with an electricity supplier to provide a public lighting system in accordance with the above approved lighting design plans.	Prior to survey plan endorsement

CONDITIONS		TIMING
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 connection with the approved development in accordance with Brisbane City Council's "Subdivision and Development Guidelines".	Prior to survey plan endorsement
16	Vegetation Management Plan Submit a Vegetation Management Plan (VMP) certified by a member of the AILA and include the following information: • The location and description of all vegetation to be retained and that to be removed; • Methods of physical identification of trees/vegetation to be retained; • A description of all measures to be used to protect vegetation and habitat features to be retained during construction, including protective fencing; • The location and extent of storage and stockpile areas for cleared vegetation and site mulch; • A description of all pruning and tree surgery works (to AS 4373/96) to maintain health and stability of trees and reduce potential hazards for future residents; • A description of all methods to salvage and/or re-use cleared vegetation. Generally cleared vegetation is to be mulched for reuse in landscape/rehabilitation works; and • Details of all measures to protect and recover fauna during clearing operations, including; presence of a qualified and licensed Fauna Spotter Catcher during clearing operations, pre-clearing inspections, staging and sequence of clearing and recovery procedures; • Details of the extent and nature of rehabilitation works to the site (post infrastructure works) This work is to be certified by a suitably qualified professional in accordance with the <i>ULDA Certification Procedures Manual</i>.	Prior to survey plan endorsement As Indicated
17	Fauna and Habitat Management Plan Submit a Fauna and Habitat Management Plan certified by suitably qualified professional to address amelioration of the impacts of development on the existing significant fauna and its habitat. This Plan should include the following but not limited to: • Felled timber suitable for microhabitat where not used within the development should be placed through low habitat value areas; • Nutrient inputs into low lying areas to be controlled; • Constructed riparian vegetation to be suitable for riparian habitats and include ample leaf litter and coarse woody debris for microhabitats; • Survey of any tree hollows to be removed; • Any loss of tree hollows will at a minimum be replaced with nest boxes at a ratio of 2:1 in areas not to be disturbed; • Nest boxes should be placed at least 2 weeks prior to disturbance; • A variety of sizes and shapes nest boxes should be provided	Prior to survey plan endorsement

CONDITIONS	TIMING
- of hollow dependent species; - Monitoring of nest boxes to be undertaken every 6 months for a period of 2 years; - Survey, placement and monitoring should be undertaken by a suitably qualified professional; 10 ha of land with currently low habitat value for squirrel gliders is to be replanted with feed trees and under storey species for suitable for squirrel gliders is to occur in areas not to be disturbed but as close as possible to the development; - The area to be replanted is to be cleared of weeds; - Landscape and street trees are to be suitable for fauna habitat; and - Work is to be undertaken by a suitably qualified professional. The Fauna and Habitat Management Plan is to be generally in accordance with Appendix 6 of the Flora and Fauna Habitat Assessment by <i>Biodiversity Assessment and Management Pty Ltd</i> dated 17 August 2008. This work is to be certified by a suitably qualified professional in accordance with the <i>ULDA Certification Procedures Manual</i>.	As Indicated
18 Submit Plan for Improvement Works in Park Submit a detailed Landscape Plan certified by suitably qualified professional for improvement works within the proposed parkland in accordance with the requirements detailed in <i>Brisbane City Plan 2000 - Planning Scheme Policy 1, Subdivision and Development Guidelines</i>, and current Australian Standards. The plan is to be generally in accordance with approved plans of layout and is to document the following: a) Existing Site Conditions - Existing contours or site levels. - Location of existing under- and above-ground services within the proposed parkland (eg. drainage, water reticulation, sewerage, electricity, gas, telecommunications etc.). - Removal of weed species, barbed wire, building materials, rubbish, debris and other obstacles which may present a public liability risk. - Location and description of existing fencing and retaining walls within and abutting the park. b) Site Preparation - Proposed finished levels, including sections across and through the parkland at critical points (eg. Interface with roads or waterbodies, retaining walls or batters). c) New Works - Location of proposed drainage and stormwater works within the park, including cross-sections and descriptions. - Provision of electricity and water connections to the park. - Construction of vehicle barriers/bollards along park frontages to prevent unauthorised vehicular access. - Provision of a lock-rail access point (positioned at a level and logical point) and associated vehicular crossover to each road frontage to parkland. - Details and locations of any proposed building works or	Prior to commencement of Park site works

CONDITIONS	TIMING
planting, including: bridges, park furniture, picnic facilities and play equipment. • Surface treatments, including the preparation of all open ground within the proposed parkland to ensure that it is topsoiled, grassed and suitable for mowing. Grassing is to achieve 80% coverage at the time of On Maintenance inspection. • Provision of a sub-tropical plant schedule listing all proposed plants by botanical name, quantity and size at time of planting. d) On Maintenance Provide 12 months' maintenance to the parks, commencing on receipt of written confirmation from the ULDA that planting is satisfactory. e) Off Maintenance Inspection On completion of the 12 months maintenance period, contact the ULDA, Development Assessment to arrange an Off Maintenance inspection. f) Transfer and surrender to the Crown Transfer and surrender to the Crown as "park for public use" the land indicated on the approved drawings and documents.	As indicated As indicated As indicated
19 Street Tree Planting Providing trees to all street frontages at spacings complying with the <i>Brisbane City Council's Subdivision & Development Guidelines</i>, or a minimum of one (1) tree per additional allotment frontage, whichever is the greater, in accordance with an approved "Street Tree Plan". Provide 12 months' maintenance to the street trees, commencing on receipt of written confirmation from the ULDA that planting is satisfactory. Obtain written confirmation from the ULDA that the street trees have been maintained to a satisfactory standard.	Prior to survey plan endorsement As indicated
20 Street Naming Prepare and submit an application for proposed street names to the Brisbane City Council Street Naming Officer, Licensing Sealing and Certificates Unit, a minimum of four (4) weeks prior to lodging the request for sealing of the plan of survey to the ULDA. Supply and install the street name signs in accordance with the street names approved by the Brisbane City Council.	A minimum of four (4) weeks prior to lodging the request for sealing of the plan of survey with the ULDA. As indicated
21 Certification Endorsement No work shall commence until the ULDA provides permission in writing to proceed with work, pending receipt of a conforming submission of certified plans and documents by the Project Coordinator.	As indicated

CONDITIONS		TIMING
22	On Maintenance The Project Coordinator is to submit Practical Completion certification and "As Constructed" plans including an asset register, certified by a Registered Professional Engineer Queensland (RPEQ), all in accordance with the <i>ULDA Certification Procedures Manual</i>.	As indicated

STAGE 1

CONDITIONS		TIMING																					
23	Infrastructure Contributions Pay to the Urban Land Development Authority monetary contribution toward the cost of infrastructure for Community Purposes, Sewerage, Transport, Water and Waterways at the rate, applicable at the time of payment, derived from Brisbane City Council Infrastructure Contributions Planning Scheme Policy. The following is a summary of the current Infrastructure Charge Unit (ICUs) payable: <table border="1"> <thead> <tr> <th>Infrastructure Type</th><th>Contribution</th><th>Value in Infrastructure Contribution Units (ICUs)</th></tr> </thead> <tbody> <tr> <td>Transport</td><td>7</td><td>\$175,947.09</td></tr> <tr> <td>Community Purposes</td><td>4</td><td>\$185,829.78</td></tr> <tr> <td>Water Supply</td><td>Bracken Ridge</td><td>\$325,934.80</td></tr> <tr> <td>Sewerage</td><td>DEPT03</td><td>\$184,809.40</td></tr> <tr> <td>Waterways</td><td>Cabbage Tree</td><td>\$123,537.70</td></tr> <tr> <td>Total</td><td></td><td>\$996,058.77</td></tr> </tbody> </table> The current rate, derived from Brisbane City Council Infrastructure Contributions Planning Scheme Policy, for the 2008/2009 financial year charge rate of \$1.63 ICU is \$996,058.77 and is based on the information provided for this approval which includes proposed maximum development yields. Provided that the approval takes effect and contribution is paid prior to 30 June in the financial year following the financial year in which the development approval takes effect you may be entitled to an infrastructure contributions subsidy, currently 35%, which is derived from Brisbane City Council's "Infrastructure Contributions Subsidy Administration Policy". Where applicants provide works over and above the standard requirements, the ULDA will consider offering credits for any of this additional works.	Infrastructure Type	Contribution	Value in Infrastructure Contribution Units (ICUs)	Transport	7	\$175,947.09	Community Purposes	4	\$185,829.78	Water Supply	Bracken Ridge	\$325,934.80	Sewerage	DEPT03	\$184,809.40	Waterways	Cabbage Tree	\$123,537.70	Total		\$996,058.77	Prior to obtaining Building Approval
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STAGE 2

CONDITIONS		TIMING																					
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STAGE 3

CONDITIONS		TIMING
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CONDITIONS			TIMING																					
The following is a summary of the current Infrastructure Charge Unit (ICUs) payable:																								
<table><tr><th>Infrastructure Type</th><th>Contribution</th><th>Value in Infrastructure Contribution Units (ICUs)</th></tr><tr><td>Transport</td><td>7</td><td>\$391,664.55</td></tr><tr><td>Community Purposes</td><td>4</td><td>\$400,980.00</td></tr><tr><td>Water Supply</td><td>Bracken Ridge</td><td>\$569,927.87</td></tr><tr><td>Sewerage</td><td>DEPT03</td><td>\$411,371.25</td></tr><tr><td>Waterways</td><td>Cabbage Tree</td><td>\$276,307.82</td></tr><tr><td>Totals</td><td></td><td>\$2,050,251.49</td></tr></table>			Infrastructure Type	Contribution	Value in Infrastructure Contribution Units (ICUs)	Transport	7	\$391,664.55	Community Purposes	4	\$400,980.00	Water Supply	Bracken Ridge	\$569,927.87	Sewerage	DEPT03	\$411,371.25	Waterways	Cabbage Tree	\$276,307.82	Totals		\$2,050,251.49	
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STAGE 4

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CONDITIONS			TIMING
	Ridge		
Sewerage	DEPT03	\$595,113.00	
Waterways	Cabbage Tree	\$277,846.54	
Totals		\$2,743,451.37	
The current rate, derived from Brisbane City Council Infrastructure Contributions Planning Scheme Policy, for the 2008/2009 financial year charge rate of \$1.63 ICU is \$2,743,451.37 and is based on the information provided for this approval which includes proposed maximum development yields. Provided that the approval takes effect and contribution is paid prior to 30 June in the financial year following the financial year in which the development approval takes effect you may be entitled to an infrastructure contributions subsidy, currently 35%, which is derived from Brisbane City Council's "Infrastructure Contributions Subsidy Administration Policy". Where applicants provide works over and above the standard requirements, the ULDA will consider offering credits for any of this additional works.			

ADVICE

Noise and Dust Emissions-Advice Only

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 Regulation 1998 Part 2A - Environmental Nuisance*.

Pursuant to the Environmental Protection Regulation 1998 Part 2A - Environmental Nuisance-

6W. 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 6.30 a.m. or after 6.30 p.m.

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.

