

UDA Development Approval Package

Site address	253 Telegraph Rd, Fitzgibbon
Real property description	Lot 511 on SP234612 & Lot 11 on SP223412
Type of application	Change to UDA Development Approval - Reconfiguring a Lot
Description of proposal	Subdivision of 2 into 67 lots, new road and Park
ULDA reference number	DEV000020_09
Package Status	APPROVED
UDA development approval Decision date	8 February 2010
Change to UDA development approval decision date	20 December 2010

Drawing or Document	Number	Plan or Document Date
Allotment Layout – Area E1	22743-116 Rev I	27 September 2010
Site Development Plan – Area E1	22743-117 Rev J	27 September 2010
Landscape Concept Plan	ULD05_SK01 [B]	29/1/2010
Park Detail Plan	ULD05_SK02 [B] (As Amended in Red)	8 February 2010
Indicative Sections	ULD05_SK03 [B]	29/1/2010
TTM Proposed Fitzgibbon Chase – Areas B,C,E and G Preliminary Environmental Noise Impact Assessment Report	25850 – R07	6 th November 2009
Flood and Stormwater Management Studies for the Fitzgibbon Development Scheme by WRM Water + Environment	0541-01-G (Rev1)	24 July 2009

PROJECT TEAM

Matt Toon Principal Planner Development Assessment Urban Land Development Authority	Phillip Kohn Environmental Planner Urban Land Development Authority	Con de Groot Principal Engineer Urban Land Development Authority
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CONDITIONS		TIMING
1	Carry out the approved development Carry out the approved development generally in accordance with the approved plans/drawing and/or documents.	Prior to survey plan endorsement for the relevant stage of the subdivision
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.	Prior to survey plan endorsement for the relevant stage of the subdivision
3	Construction Management Plan a) Prepare and 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	a) Prior to commencement of site works

CONDITIONS	TIMING
• 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 Brisbane City Council's Erosion and Sediment Control Standard (Version 9 or later). • management of groundwater and surface water collection, treatment and disposal; • management of contaminated soils (if required), including removal, treatment and replacement in accordance with site remediation plans prepared and approved specifically for this site. 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.	b) At all times during site works
4 Water Supply Reticulation a) Submit engineering drawings for the water reticulation system. This is to include a water main or capped water supply pipe to a point on the frontage of lots 1001 and 1002 of sufficient capacity to provide for a future fire main and water reticulation service to each of these lots based on the intended future development of the lots. This is to be in accordance with <i>WSA 03-2002 Water Supply Code of Australia V2.3</i> and Brisbane City Council's <i>Supplementary Manual</i> and certified by a Registered Professional Engineer of Queensland (RPEQ). b) Upon completion and certification of the works, 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 <i>WSA 03-2002 Water Supply Code of Australia V2.3</i> and Brisbane City Council's <i>Supplementary Manual</i>.	a) Prior to the commencement of site works b) Prior to survey plan endorsement for the relevant stage of the subdivision
5 Service, meter assembly & meter box Provide a water service, approved meter assembly and meter box to the boundary of all proposed lots in accordance with the <i>WSA 03-2002 Water Supply Code of Australia V2.3</i> and Brisbane City Council's <i>Supplementary Manual</i>.	Prior to survey plan endorsement for the relevant stage of the subdivision
6 Sewerage reticulation a) Submit engineering drawings for the sewer reticulation system. This is to be in accordance with <i>WSA 02-2002 Sewerage Code of Australia V2.3</i> certified by a Registered Professional Engineer of Queensland (RPEQ).	a) Prior to the commencement of site works

CONDITIONS	TIMING
b) Upon completion of the works prepare and 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 <i>WSA 02-2002 Sewerage Code of Australia V2.3</i>	b) Prior to survey plan endorsement for the relevant stage of the subdivision
7 Stormwater Management Submit a detailed site based Stormwater Management Plan (SMP) certified by a Registered Professional Engineer of Queensland (RPEQ-Civil) in accordance with Brisbane City Council's <i>Subdivision and Development Guidelines – Part C Site Based Stormwater Management Plan</i>. This SMP must be in accordance with Brisbane City Council's <i>Subdivision and Development Guidelines - 2008 – Part C Site Based Stormwater Management Plan</i>, checked and certified by a Registered Professional Engineer of Queensland (RPEQ-Civil).	Prior to the commencement of site works
8 Stormwater system a) Submit designs and hydraulic calculations for the proposed stormwater drainage system checked and certified by a Registered Professional Engineer Queensland (RPEQ) in accordance with Brisbane City Council's <i>Subdivision and Development Guidelines 2008</i>. The calculations must demonstrate capacity of the underground stormwater pipe system to take the minor storm flow for a minimum ARI 2 year rainfall event without surcharge and demonstrate that overland flow paths are provided for up to ARI 100 year runoff events clear of allotments and with suitable depth and velocity so as not to be a hazard to people or property. The design must take into account of proposed and constructed stormwater and flood management works downstream of the outlets and any hydraulic effects these may have on the stormwater system. Where excavation of open drains or underground pipes are required to achieve an outlet to the stormwater system and these require disturbance of controlled vegetation, obtain the appropriate permits to interfere with the controlled vegetation and carry out rehabilitation works required by those permits. b) Connect the development to the ULDA'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 Brisbane City Council's <i>Subdivision and Development Guidelines 2008</i>.	a) Prior to the commencement of site works b) Prior to survey plan endorsement
9 Flood Management a) Submit for approval designs and calculations for the proposed flood management works checked and certified by a Registered Professional Engineer Queensland (RPEQ).	a) Prior to the commencement of works

CONDITIONS	TIMING
The designs and calculations must demonstrate compliance with the approved <i>Flood and Stormwater Management Studies for the Fitzgibbon Development Scheme</i> report by WRM Water + Environment number 0541-01-G (Rev1) dated 24 July 2009. b) Construct flood management infrastructure. The construction of the flood management infrastructure shall be checked and certified by a Registered Professional Engineer Queensland (RPEQ- Civil) that all works have been inspected and been constructed in accordance with part (a) of this condition and the approved <i>Flood and Stormwater Management Studies for the Fitzgibbon Development Scheme</i> report by WRM Water + Environment number 0541-01-G (Rev1) dated 24 July 2009.	b) Prior to survey plan endorsement
10 Easements over infrastructure – water supply, sewerage, drainage Where public utilities are located on private land, public utility easements must be provided in favour of the ULDA. The terms of the easements must be to the satisfaction of the Chief Executive Officer.	Prior to survey plan endorsement for the relevant stage of the subdivision
11 Filling and Excavation 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 and 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.	a) Prior to the commencement of works b) Prior to survey plan endorsement
12 Road works a) Submit engineering drawings of all proposed road works, checked and certified by a Registered Professional Engineer of Queensland (RPEQ-Civil). This is to be in accordance with Brisbane City Council's <i>Subdivision and Development Guidelines 2008 Chapter 1</i>. b) 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 Brisbane City Council's <i>Subdivision and Development Guidelines 2008</i>, certified by a Registered Professional Engineer Queensland (RPEQ-Civil), in accordance with the approved Allotment Layout Area E1 plan number 22743-116E dated 30 April 2010 and <i>Brisbane City Council Subdivision and Development Guidelines 2008</i>.	a) Prior to the commencement of works b) Prior to survey plan endorsement

CONDITIONS	TIMING
13 Footpaths a) Construct footpaths in the locations shown on the approved Allotment Layout Area E1 plan number 22743-116E dated 30 April 2010, and submit engineering plans checked by a RPEQ showing the design of the pathways including any signs and traffic safety signs, markings and devices. c) Upon completion of the works submit to the ULDA "As Constructed" plans including an asset register in accordance with Brisbane City Council's <i>Subdivision and Development Guidelines 2008</i>, certified by a Registered Professional Engineer Queensland (RPEQ-Civil), in accordance with the approved Allotment Layout Area E1 plan number 22743-116E dated 30 April 2010 and <i>Brisbane City Council Subdivision and Development Guidelines 2008</i>.	a) Prior to the commencement of works b) Prior to survey plan endorsement
14 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 associated with the subdivision. The design and construction of the street lighting system must: • be in accordance with Chapter 7 of Brisbane City Council's <i>Subdivision and Development Guidelines</i> and Drawings • meet the relevant requirements of the electricity supplier (where the supplier is Energex, this includes Energex's Public Lighting Construction Manual) • be acceptable to the electricity supplier as 'Rate 2 Public Lighting' (refer Energex's Rate 2 Public Lighting Design Parameters).	Prior to survey plan endorsement
15 Electricity The applicant must submit to the ULDA either: a) written evidence demonstrating that existing underground low-voltage electricity supply is available to the newly created lots or b) written evidence that the applicant has entered into an agreement with an authorised electricity supplier (e.g. Energex) to provide underground electricity services.	Prior to survey plan endorsement
16 Telecommunications Enter into an agreement with a telecommunication carrier to provide underground telecommunication services to each new lot within and adjacent to the proposed development in accordance with Brisbane City Council's <i>Subdivision and Development Guidelines</i>.	Prior to survey plan endorsement
17 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 Brisbane City Council's <i>Subdivision and Development Guidelines</i>.	Prior to survey plan endorsement

CONDITIONS		TIMING
18	Acoustic Fence Construct an acoustic barrier along the full length of the western site boundary of Lots 1001 and 1002 in accordance with the recommendations made in Part 7 of the approved report <i>TTM Proposed Fitzgibbon Chase - Preliminary Environmental Noise Impact Assessment</i> dated 6th November 2009.	Prior to survey plan endorsement
19	Infrastructure Contributions Pay to the Urban Land Development Authority a monetary contribution towards the cost of the provision of essential infrastructure. The contribution shall be calculated in accordance with the ULDA's Infrastructure Charging Policy and at the rate applicable at the time of payment.	Prior to survey plan endorsement for the relevant stage of the subdivision
20	Street Tree Planting a) Submit for approval a Street Tree Plan. The plan is to include trees to all street frontages at spacings in accordance with the Brisbane City Council's <i>Subdivision and Development Guidelines</i>, or a minimum of one (1) tree per additional allotment, whichever is the greater. b) Provide street trees in accordance with the approved Street Tree Plan. c) Provide 12 months' maintenance to the street trees, commencing on receipt of written confirmation from the ULDA that planting is satisfactory. d) Obtain written confirmation from the ULDA that the street trees have been maintained to a satisfactory standard.	Prior to survey plan endorsement Prior to survey plan endorsement As indicated As indicated
21	Submit Plan for Improvement Works in Park a) Submit for approval a detailed Landscape Plan certified by a 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 Landscape Concept Plan number ULD05_SK01 [B] dated 29/1/2010, Park Detail Plan number ULD05_SK02 [B] (As amended in red) dated 8 February 2010, Indicative Sections Plan number ULD05_SK03 [B] dated 29/1/2010 and is to document the following: 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.	Prior to commencement of works in the park

CONDITIONS	TIMING
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). 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 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. b) Construct landscape works Construct the works in accordance with the approved Landscape Plan c) On Maintenance Provide 12 months maintenance to the parks, commencing on receipt of written confirmation from the ULDA that works are satisfactory. d) Off Maintenance Inspection On completion of the 12 months maintenance period, contact the ULDA, Development Assessment to arrange an Off Maintenance inspection. e) Transfer and surrender to the Crown Transfer and surrender to the Crown as "park for public use" the land indicated on the approved Allotment Layout Area E1 plan number 22743-116E dated 30 April 2010.	Prior to commencement of use As indicated As indicated Prior to commencement of use

ADVICE

Brisbane City Council

For any conditions in this package that require the consideration of Brisbane City Council (BCC), 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 has been met, BCC will issue a response in the manner required by the condition/s (eg a letter of endorsement or authorisation, an approval or a permit).

Noise and Dust Emissions

You are advised that all development involving the emission of noise and dust from building/construction activities requires that such emissions be in accordance with the requirements of the *Environmental Protection Act 1994*.

Urban Land Development Authority
DEV2010/020
253 Telegraph Rd, Fitzgibbon

Pursuant to Division 3 Section 440R of the Act, 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.

**** End of Package ****