

UDA Development Approval Package

Address of Site	88 Odense Street and Carselgrove Ave, Fitzgibbon
Real Property Description	Lot 10 on SP223412
Type of Application	Operational Works
Description of proposal	Filling and Excavation & Vegetation Clearing
ULDA Reference Number	DEV000032_10
Package Approved	8 April 2010
Decision	APPROVED

Approved plan/s, drawing/s and document/s	Number	Date
Cover Sheet Locality Plan and Drawing Schedule	C001 P3	08/04/10 (Approved)
Erosion and Sediment Control Layout – Sheet 1 of 3	C100 P3	31/03/10
Erosion and Sediment Control Layout – Sheet 2 of 3	C101 P3	31/03/10
Erosion and Sediment Control Layout – Sheet 3 of 3	C102 P3	31/03/10
Erosion and Sediment Control Notes and Details	C103 P2	22/03/10
Temporary Sediment Control Basin Details	C104 P2	22/03/10
Bulk Earthworks Layout Plans – Sheet 1 of 3	C200 P2	22/03/10
Bulk Earthworks Layout Plans – Sheet 2 of 3	C201 P2	22/03/10
Bulk Earthworks Layout Plans – Sheet 3 of 3	C202 P2	22/03/10
Bulk Earthworks Notes and Details	C203 P2	31/03/10
Roghan Road Extension Haul Road Layout Sheet 1 of 2	C300 P1	22/03/10
Roghan Road Extension Haul Road Layout Sheet 1 of 2	C301 P1	22/03/10
Roghan Rd Detention Basin Bund Details Sheet 1 of 2	C204 P1	22/03/10
Roghan Rd Detention Basin Bund Details Sheet 2 of 2	C205 P2	22/03/10
Carseldine Detention Basin Bund Details Sheet 1 of 2	C206 P1	22/03/10
Carseldine Detention Basin Bund Details Sheet 2 of 2	C207 P1	22/03/10
FLOOD AND STORMWATER MANAGEMENT STUDIES FOR THE FITZGIBBON DEVELOPMENT SCHEME by WRM Water and Environment Pty Ltd	0541-01-G Rev1	24 July 2009
FITZGIBBON URBAN DEVELOPMENT AREA E2 FLOOD IMPACT ASSESSMENT AND STORMWATER MANAGEMENT PLAN by WRM Water and Environment Pty Ltd	0541-02-D Rev 0	15 January 2010
IMPACTS OF FILLING AREA G ON 100 YEAR ARI WATER LEVELS by WRM Water and Environment Pty Ltd	0541-02-H	12 March 2010
FITZGIBBON URBAN DEVELOPMENT AREA E1 FLOOD IMPACT ASSESSMENT AND STORMWATER MANAGEMENT PLAN by WRM Water and Environment Pty Ltd	0541-02-B Rev 0	25 November 2009

PROJECT TEAM

Matt Toon Principal Planner Development Assessment Urban Land Development Authority	Phillip Kohn Environmental Planner Urban Land Development Authority	Beatriz Gomez Development Assessment Manager Urban Land Development Authority
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CONDITIONS		TIMING
1.	Carry out the approved development Carry out the development generally in accordance with the approved plan/s, drawing/s and document/s.	Prior to the commencement of filling and excavation works and then to be maintained
2	Construction Management Plan a) Submit for approval a site based construction management plan that will include but not be limited to: ▪ provision for the management of traffic around and through the site during and outside of construction work hours ▪ 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 and suppressed to a satisfactory industry standard with a water truck watering the entire length of all haul roads once an hour for the duration of the filling and excavation works ▪ inspection of trucks as they enter and leave site to ensure loads are covered ▪ haul roads constructed from s compacted road base ▪ management of sedimentation and erosion which complies with Brisbane City Council's <i>Erosion and Sediment Control Standard</i> (Version 9 or later) ▪ management of groundwater and surface water collection, treatment and disposal to accepted environmental standards ▪ management of contaminated soils, including removal, treatment and replacement in accordance with site remediation plans prepared and approved specifically for this site, if needed. 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) At all times during site works
3	Provide Traffic Management at Construction Entrance Submit for approval to the ULDA a traffic management plan for movement of construction vehicles to and from Telegraph Road that demonstrates: ▪ safe vehicle movements into and out of the site and ▪ that vehicle movements do not impede regular traffic flows.	Prior to the commencement of site works and to be maintained
4	Construct Sediment Basins Sediment Basins are to be designed, constructed and maintained in accordance with Brisbane City Council's <i>Sediment Basin Design Guidelines</i>.	Prior to and during the filling and excavation works

CONDITIONS		TIMING
5	Minimise Exposed Earthworks Area To minimise the area of unprotected earthworks at any one time the clearing, topsoil stripping and earthworks are to be carried out progressively in stages not exceeding 6ha in size. This is to allow for the implantation of continuous and progressive erosion prevention measures. Disturbed areas are to be grass seeded or hydromulched within three days of completion of earthworks or if earthworks cease for more than seven days.	At all times during filling and excavation works
6	Haul Road across Carseldine Drain a) The haul road across the unfilled section of Carseldine drain must be constructed at natural ground level; or b) Submit to the ULDA for approval a flood report certified by a RPEQ stating that as a result of the haul road there will be no adverse flood effects on surrounding properties.	a) As indicated b) Prior to the commencement of filling and excavation works for Area G & E2
7	Haul Road between Telegraph Road and Area G a) The haul road between Telegraph Road and Area G must be constructed at natural ground level; or b) Submit to the ULDA for approval a flood report certified by a RPEQ stating that as a result of the haul road there will be no adverse flood effects on surrounding properties.	Prior to the commencement of filling and excavation works
8	Protect Existing Services Ensure existing public utility services are protected at all times during construction works. Where proposed earthworks alter the surface level over, under or near the public utilities, obtain approval from the relevant service provider for the changes or carry out alterations to the service as required by the service provider.	Prior to filling and excavation works near services
9	Fill Material Maximum Size The maximum size of rocks contained within imported or site-won fill is to be 75mm unless a statement is provided by a geotechnical engineer certifying that larger sized rock fill will be suitable for the intended future use of the filled area and specified compaction standards can be met.	As indicated
10	Carseldine Drain Detention Basin a) Submit to the ULDA written certification from a Registered Professional Engineer of Queensland (RPEQ – Civil) that: ▪ the impervious membrane and fixings proposed to be used in the Carseldine drain detention basin bund have a design life of the detention basin bund; and ▪ surfaces are suitably protected from erosion and nominal rock sizes for the expected water velocities during design flows up to the 100 year average recurrence interval flood.	a) Prior to the commencement of the Carseldine Drain spillway works

CONDITIONS	TIMING
Roghan Road Detention Basin b) Submit to the ULDA written certification from a Registered Professional Engineer of Queensland (RPEQ – Civil) that surfaces are suitably protected from erosion and nominal rock sizes for the expected water velocities during design flows up to the 100 year average recurrence interval flood. Flood Protection Works c) Construct the Roghan Road and Carseldine Drain detention basins and associated spillways and outlet pipes in accordance with the approved: ▪ FLOOD AND STORMWATER MANAGEMENT STUDIES FOR THE FITZGIBBON DEVELOPMENT SCHEME by WRM Water and Environment Pty Ltd number 0541-01-G Rev1 dated 24 July 2009; ▪ FITZGIBBON URBAN DEVELOPMENT AREA E2 FLOOD IMPACT ASSESSMENT AND STORMWATER MANAGEMENT PLAN by WRM Water and Environment Pty Ltd number 0541-02-D Rev 0 dated 15 January 2010; ▪ IMPACTS OF FILLING AREA G ON 100 YEAR ARI WATER LEVELS by WRM Water and Environment Pty Ltd number 0541-02-H dated 12 March 2010; and ▪ FITZGIBBON URBAN DEVELOPMENT AREA E1 FLOOD IMPACT ASSESSMENT AND STORMWATER MANAGEMENT PLAN by WRM Water and Environment Pty Ltd number 0541-02-B Rev 0 dated 25 November 2009.	b) Prior to constructing the pipes and spillway c) Prior to filling below the 100 year flood level.
11 Spillage Onto Existing Roads Clean the access route to the site affected by any material deposited or spilled on roads as a result of construction processes associated with the site.	At all times during filling and excavation works
12 Information Sign An information sign containing the following details and after hours contact details must be provided at each entrance to the development site: (a) Developer (b) Supervising Consultant/Engineer/Project Manager (c) Principal Contractor The sign must be at least 0.9m in width by 0.6m in height.	At all times during filling and excavation works

**** End of Package ****