

UDA Development Approval Package

Site Address	MacArthur Av, Barcham St, Theodore St, Kingsford Smith Dr
Real property description	Road Reserve
Type of approval	UDA Development Permit, subject to conditions
Description of Proposal	Operational Works (construction of trunk sewer within road reserve)
ULDA reference number	DEV2012/246
Decision date	25 May 2012
Currency period	2 years from decision date

PROJECT TEAM

Approved Drawings or Documents	Number	Plan or Document Date
Trunk Sewer Locality Plan	C000 – Rev F	13/03/2012
Trunk Sewer Notes and Details	C060 – Rev F	13/03/2012
Trunk Sewer Typical Details and Sections	C061 – Rev F	13/03/2012
Trunk Sewer Layout Plan Sheet 1	C062 – Rev F	13/03/2012
Trunk Sewer Layout Plan Sheet 2	C063 – Rev F	13/03/2012
Trunk Sewer Layout Plan Sheet 3	C064 – Rev F	13/03/2012
Trunk Sewer Layout Plan Sheet 4	C065 – Rev F	13/03/2012
Trunk Sewer Longitudinal Sections Sheet 1	C067 – Rev E	13/03/2012
Trunk Sewer Longitudinal Sections Sheet 2	C067 – Rev E	13/03/2012
Trunk Sewer Longitudinal Sections Sheet 3	C069 – Rev F	13/03/2012
Kingsford Smith Drive Connection Detail Option B	C071 – Rev E	13/03/2012
MacArthur Av and Barcham St Intersection Maintenance Hole Detail	C072 – Rev E	13/03/2012
Grit Collector Maintenance Hole Detail	C073 – Rev C	13/03/2012
Grit Collector Maintenance Hole Access Road Plan Sheet 1	C074 – Rev A	14/03/2012
Grit Collector Maintenance Hole Access Road Plan Sheet 2	C075 – Rev A	14/03/2012
Type Z (Special) Maintenance Hole Notes and Details	C080 – Rev E	13/03/2012
Type Z 1500 (Special) Maintenance Hole Details	C081 – Rev C	13/03/2012
Type Z 1800 (Special) Maintenance Hole Details	C082 – Rev C	13/03/2012
Sewer Catchment Plan	C090 – Rev E	13/03/2012
Concept Servicing Plan Precincts 5, 8 & 9 Sheet 1 of 2	C091 – Rev A	29/09/2011
Concept Servicing Plan Precincts 5, 8 & 9 Sheet 2 of 2	C092 – Rev A	29/09/2011

Patrick Chin

Principal Engineer - Compliance
Development Assessment
Urban Land Development Authority

CONDITION		TIMING
1	Carry out the approved development Carry out and complete the development generally in accordance with the approved plan/s, drawing/s and document/s and the conditions contained in this approval.	Prior to the commencement of use and to be maintained
2	Complete all Operational Works Complete all operational and building work associated with this development approval, including work required by any of the following conditions. Such work is to be carried out generally in accordance with the approved plans.	Prior to the commencement of use
3	Tree Removal and Pruning Permits Brisbane City Council (BCC) - Nominated Assessing Authority Obtain tree removal and pruning permits as required from the BCC for the construction of the works within the road reserve; and meet the costs of any tree removal or pruning.	Prior to commencement of works
4	Construction Management Plan Submit to the ULDA Principal Engineer a site based construction management plan that will include but not be limited to: a) provision for the management of traffic during and outside of construction work hours; b) provision for parking and materials delivery during and outside of construction hours of work; c) management of sedimentation, erosion and dust generated from the work sites during and outside construction work hours; d) management of groundwater and surface water collection, treatment and disposal to accepted environmental standards; e) management of acid sulphate and contaminated soils, including removal, treatment and replacement in accordance with site remediation plans prepared and approved specifically for the sites, if needed. 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. 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.	Prior to commencement of works At all times during construction
5	Trunk Sewer Queensland Urban Utilities (QUU) – Nominated Assessing Authority a) Detailed design plans and calculations are to be provided to QUU for review and acceptance for all proposed sewerage infrastructures. A	Prior to commencement of

CONDITION		TIMING
	Registered Professional Engineer of QLD (RPEQ) is to verify the plans and ensure the design is in accordance with QUU's current Standards. b) Seek and obtain approval from QUU to connect into the existing sewer system. c) Construct the sewerage infrastructure and connections in accordance with the approved plans required in part (a) of this condition. Submit to the QUU and the ULDA as-constructed plans verified by a Registered Professional Engineer of QLD (RPEQ) confirming all works have been completed in accordance with the approved plans. d) Provide to the ULDA all approval correspondence from QUU relating to part (a) and (b) of this condition.	site works Prior to commencement of use Prior to commencement of use Prior to commencement of use
6	Protecting Existing Infrastructure Where there is existing infrastructure in the vicinity of the proposed work, then the new work must not damage or compromise the working ability of the existing infrastructure. Should it be required to provide alterations to public utility mains, existing mains, services or installations, then the developer is required to meet the costs of the alteration/s, which is to be carried out in accordance with Brisbane City Council's "Subdivision and Development Guidelines" and QUU's current Standards.	While site works are occurring, then to be maintained
7	Service Conduits, Mains and Pits Queensland Urban Utilities (QUU) – Nominated Assessing Authority Brisbane City Council (BCC) – Nominated Assessing Authority Supply and install all service conduits and meet the cost of any alterations to public utility mains, existing mains, services pits or installations required in connection with the construction of the trunk sewer.	Prior to commencement of use
8	Repair damage to kerb, footpath, traffic control devices or road Repair any damage to existing kerb, footpath, traffic control devices or roadway (including removal of concrete slurry from kerb, footways, roads, stormwater gullies and drainlines) that may occur during the construction works.	Prior to the commencement of use
9	Road Opening and Temporary Road/Footpath Closure Permits Brisbane City Council (BCC) – Nominated Assessing Authority Obtain Road Opening and or Temporary Road/Footpath Closure Permits as required from the BCC for the construction works within the road reserve.	Prior to the commencement of works
10	Easement An easement will be required where the trunk sewer traverses the reserves in Lot 1235 on SP104121 and Lot 882 on SL4680. Apply to the Department of Environment and Resource Management and obtain the easements in favour and at no cost to QUU and Brisbane City Council BCC. The terms of the easements must be to the satisfaction of the Chief Executive Officers of	Prior to commencement of use

CONDITION		TIMING
	BCC and QUU.	
11	Certification Agreement Comply with all requirements and fulfil all responsibilities outlined in the ULDA Self Certification Procedure Manual. No work is to commence until the certification documents submitted by the Project Coordinator is acknowledged in writing by the ULDA.	Prior to commencement of works
12	Pre-Construction Self Certification No work shall commence until the ULDA acknowledges in writing receipt of certification package(s) from the Project Coordinator in accordance with ULDA Certification Procedures Manual.	Prior to commencement of works
13	Post-Construction Self Certification Submit Post-Construction (Practical Completion) Certification, approved forms and “as Constructed” plans including an asset register, certified by a Registered Professional Engineer Queensland (RPEQ), that the plans are a true record of the works “as constructed” are in accordance with the approved plans.	Prior to the commencement of use

STANDARD ADVICE

Please note that in order to lawfully undertake development, it may be necessary to obtain approvals other than this UDA development approval, some specific advices are outlined below. Other advices may include other approvals under the *Urban Land Development Authority Act 2007* as well as the *Sustainable Planning Act 2009* (e.g. for building work), the *Plumbing and Drainage Act 2002* and the Commonwealth *Environmental Protection and Biodiversity Act 1999*. Carrying out development may also be subject to ‘duty of care’ legislation such as the *Aboriginal Cultural Heritage Act 2003*. For advice on other approvals that may be necessary in relation to your proposal, please seek professional advice.

Disability Discrimination Act 1992

Provision is to be made within the development for disabled access in accordance with Australian Standard 1428 and is to take into account the *Disability Discrimination Act 1992* and the *Anti-Discrimination Act 1991*.

Brisbane City Council (BCC) – Nominated Assessing Authority

For any conditions in this package that require the consideration of Brisbane City Council, 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, the applicable entity will issue a response in the manner required by the condition/s (e.g. a letter of endorsement or authorisation or a permit). No costs will be incurred by the ULDA or BCC.

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 on

(a) Sundays or public holidays, at any time; or

(b) Saturdays or business days, 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 ****