

UDA Development Approval Package

Site Address	17-23 MacArthur Avenue, Hamilton
Real property description	Lot 62 on SP231794 & Lot 1303 on SP195300
Type of approval	Operational Works (Preliminary Approval)
Description of Proposal	Functional Road Layout and services
ULDA reference number	DEV2012/361
Decision date	28 September 2012
Currency period	2 years from decision date

Approved Drawings or Documents	Number	Plan or Document Date
Roadworks and Linemarking Layout Plan – Rev A	SK-C007	18/09/2012
Site Serviceability and Engineering Report – Rev A Bornhorst + Ward		August 2012
Traffic Management Report Parsons Brinkerhoff		31 August 2012

PROJECT TEAM

Anna Havill Senior Planner Development Assessment Urban Land Development Authority	Patrick Chin Principal Engineer - Compliance Development Assessment Urban Land Development Authority
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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.	Dedicate as road Dedicate as road, the 'new road' shown on previously approved 'Proposed Reconfiguration Plan' issued in relation to DEV2009/030, approved 16 June 2011.	Prior to the commencement of use
3.	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
4.	Construction Management Plan a) Submit to the ULDA Principal Engineer a site based construction management plan that will include but not be limited to:	a) Prior to commencement of works

CONDITION	TIMING
i. provision for the management of traffic during and outside of construction work hours; ii. provision for parking and materials delivery during and outside of construction hours of work; iii. management of sedimentation, erosion and dust generated from the work sites during and outside construction work hours; iv. management of groundwater and surface water collection, treatment and disposal to accepted environmental standards; v. 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 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 construction
5. Filling and Excavation a) Submit to the ULDA earthworks design plans and cross sections including geotechnical investigations, checked and certified by a Registered Professional Engineer of Queensland (RPEQ). This is to be in accordance with Brisbane City Council's <i>Filling and Excavation Code</i> and <i>Subdivision and Development Guidelines</i>. b) Undertake all works in accordance with the earthworks plan required in part (a) and 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 <i>AS3798</i> and any unsuitable material encountered has been treated or replaced with suitable replacement material.	Prior to commencement of works Prior to commencement of use.
6. On site Erosion and Stormwater Runoff a) Prepare an Erosion and Sediment Control (ESC) Management Plan for the site in accordance with the Healthy Waterways document "Controlling Stormwater Pollution on Your Building Site" 2006 (or later version) and Brisbane City Council's "Erosion and Sediment Control Standard" (Version 9 or later). b) Implement and maintain the ESC Management Plan on-site for the duration of the operational or building works, and until all exposed soil areas are permanently stabilised (e.g. turfed, hydro-mulched, concreted, landscaped). The prepared ESC Management Plan must be available	a) Prior to site works commencing b) While site works/operational works/building works is occurring

CONDITION	TIMING
on-site during these works.	
7. Stormwater Drainage – Quantity and Quality a) Submit to the ULDA engineering design plans detailing stormwater drainage including any alterations of existing stormwater infrastructure, checked and certified by a Registered Professional Engineer of Queensland (RPEQ). b) Demonstrate 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. c) Construct the stormwater drainage in accordance with the submitted stormwater drainage plans required in part (a) of this condition. Submit to the ULDA 'As-Constructed' drawings and asset register verified and signed by a RPEQ confirming all works have been completed in accordance with the plans from part a) of this condition.	a) Prior to commencement of site works b) Prior to commencement of site works c) Prior to commencement of use
8. Roadworks a) Submit to the ULDA road engineering design drawings, checked and certified by a Registered Professional Engineer of Queensland (RPEQ) generally in accordance with the approved Roadworks and Linemarking Layout Plan - Drawing No SK-C007. b) Construct the road works generally in accordance with part a) of this condition. Road construction standards, traffic signs, pavement markings shall be in accordance with Brisbane City Council standards and the Manual of Uniform Traffic Control guidelines. c) Submit to the ULDA 'As Constructed' drawings and certification from a RPEQ that all roads and associated works (e.g. stormwater drainage, kerb and channel, concrete footpaths, signage, traffic islands) have been constructed in accordance with the approved drawings from part a) of this condition.	a) Prior to commencement of site works b) Prior to commencement of use c) Prior to commencement of use
9. Water – Queensland Urban Utilities Nominated Assessment Authority a) Submit and obtain approval from QUU engineering design plans detailing the water system including connections to existing water infrastructure, checked and certified by a Registered Professional Engineer of Queensland (RPEQ). The RPEQ is to verify the plans and ensure the design is in accordance with QUU's current Standards. b) Construct the water system in accordance with the approved plans required in part (a) of this condition. Submit to the QUU and the ULDA 'As-Constructed' drawings verified by a Registered Professional Engineer of QLD (RPEQ) confirming all works have been completed in accordance with the approved plans c) Provide to the ULDA all approval correspondence from QUU relating to	a) Prior to commencement of site works b) Prior to commencement of use c) Prior to

CONDITION		TIMING
	part (a) and (b) of this condition.	commencement of use
10.	Sewer – Queensland Urban Utilities Nominated Assessment Authority a) Submit and obtain approval from QUU engineering design plans detailing the sewerage system including connections to existing sewerage infrastructure, checked and certified by a Registered Professional Engineer of QLD (RPEQ). The RPEQ is to verify the plans and ensure the design is in accordance with QUU's current Standards. b) Construct the sewer connection in accordance with the approved plans required in part (a) of this condition. Submit to the QUU and the ULDA 'As-Constructed' drawings verified by a Registered Professional Engineer of QLD (RPEQ) confirming all works have been completed in accordance with the approved plans. c) Provide to the ULDA all approval correspondence from QUU relating to part (a) and (b) of this condition.	a) Prior to commencement of site works b) Prior to commencement of use c) Prior to commencement of use
11.	Street Lighting and Underground Electricity Services Provide street lighting and underground electricity services in accordance with an approved electricity reticulation plan and the Brisbane City Council's <i>Subdivision and Development Guidelines</i>.	Prior to commencement of use
12.	Streetscape a) Submit streetscape plans, checked and certified by a suitably qualified professional, for all proposed streetscape works including planting, footpath treatment and any streetscape furniture. The proposed streetscape improvements are to: i) be in accordance with the road's function as either a Primary or Secondary Active Frontage under the UDA and generally in accordance with Brisbane City Council's <i>Centre Detailing Design Manual (CDDM)</i> and <i>Interim Streetscape Design Guidelines</i> ii) provide semi-advanced street trees at spacing generally complying with the Brisbane City Council's <i>Centres Detailing Design Manual (CDDM)</i> and <i>Interim Streetscape Design Guidelines</i> b) Construct the streetscape works in accordance with part a) of this condition. c) Provide 12 months maintenance to the street trees, commencing on receipt of written confirmation from the ULDA Principal Engineer that planting is satisfactory.	a) Prior to commencement of site works b) Prior to commencement of use c) As indicated
13.	Protecting Existing Infrastructure Where there is existing infrastructure in the vicinity of the proposed work,	

CONDITION	TIMING
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
14. 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 road works.	Prior to commencement of use
15. 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
16. 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
17. 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
18. 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 *Coastal Protection Management Regulation*

2003, 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.

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 ****