

UDA DECISION NOTICE	
Site Address	Lockyer Drive, Moranbah
Real property description	Lot 901 on SP 244516
Type of development	UDA development approval subject to conditions
Aspects of Development	Material Change of Use
Description of Proposal	Multiple Residential (30 dwelling units)
ULDA reference number	DEV2011/199
Decision date	23 March 2012
Change to approval decision date	30 May 2012
Currency period	4 years from Decision date

Drawings or Documents	Number	Plan or Document Date
CLA Consultants Preliminary Bulk Earthworks Plan	11731-002	6 December 2011
CLA Consultants Preliminary External Roadworks Plan	11731-003	6 December 2011
CLA Consultants Preliminary Services Plan	11731-004	6 December 2011
Site Plan Ground Floor - Lot 4	DA1.1 B	06.02.12 (Amended in Red 25.5.12)
Site Plan First Floor - Lot 4	DA1.2 B	06.02.12
Block A Units 1, 2, 3, 4, 5, 6. Ground Floor Plan	DA1.3 B	06.02.12
Block A Units 1, 2, 3, 4, 5, 6. First Floor Plan	DA1.4 B	06.02.12
Block B Units 7, 8, 9. Ground Floor Plan	DA1.5 B	06.02.12
Block B Units 7, 8, 9. First Floor Plan	DA1.6 B	06.02.12
Block C Units 8 & 9 Ground Floor Plan	DA1.7 C	06.02.12
Block C Units 8 & 9 First Floor Plan	DA1.8 C	06.02.12
Block D Units 12, 13, 14, 15, 16, 17. Ground Floor Plan	DA1.9 C	06.02.12
Block D Units 12, 13, 14, 15, 16, 17. First Floor Plan	DA1.10 C	06.02.12
Block E Units 18 & 19. Ground Floor Plan	DA1.11 B	06.02.12
Block E Units 18 & 19. First Floor Plan	DA1.12 B	06.02.12
Block F Units 20 & 21. Ground Floor Plan	DA1.13 B	06.02.12
Block F Units 20 & 21. First Floor Plan	DA1.14 B	06.02.12
Block G Units 22 & 23. Ground Floor Plan	DA1.15 B	06.02.12
Block G Units 22 & 23. First Floor Plan	DA1.16 B	06.02.12
Block A Units 1, 2, 3, 4, 5, 6. Elevations	DA2.1 B	06.02.12
Block A Units 1, 2, 3, 4, 5, 6. Elevations	DA2.2 B	06.02.12

Block B Units 7, 8, 9. Elevations	DA2.3 B	06.02.12
Block B Units 7, 8, 9. Elevations	DA2.4 B	06.02.12
Block C Units 10 & 11. Elevations	DA2.5 B	06.02.12
Block D Units 12, 13, 14, 15, 16, 17. Elevations	DA2.6 C	06.02.12
Block D Units 12, 13, 14, 15, 16, 17. Elevations	DA2.7 C	06.02.12
Block E Units 18 & 19. Elevations	DA2.8 B	06.02.12
Block F Units 20 & 21. Elevations	DA2.9 B	06.02.12
Block G Units 22 & 23. Elevations	DA2.10 B	06.02.12
Block F Units 20 & 21. Elevations	DA2.9 B	06.02.12

PROJECT TEAM

Matt Toon Principal Planner Development Assessment Urban Land Development Authority	David Elliott Principal Engineer Development Assessment Urban Land Development Authority
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CONDITIONS OF APPROVAL

CONDITION		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 use
2	Complete all Operational and Building 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	Maintain the Approved Development Maintain the approved development (including landscaping, parking areas, driveways and other external spaces) in accordance with the approved drawing(s) and /or documents, and any relevant ULDA or other approval required by the conditions.	To be maintained
4	Front fencing Any proposed fencing along the Lockyer and Grosvenor Drive alignment are be a maximum 1.5 metres in height and constructed of a semi-transparent design to allow surveillance between the street and the front yard.	As indicated and to be maintained

CONDITION	TIMING
5 Construction Management Plan Submit to the ULDA Principal Engineer 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 sedimentation, erosion and dust generated from the site during and outside construction work hours; - 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. 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
6 Excavation and Filling - Submit to the ULDA Principal Engineer a detailed bulk earthworks plan certified by a Registered Professional Engineer Queensland (RPEQ) generally in accordance with CLA Consultants Preliminary Bulk Earthworks Plan 11731-002 dated 6 December 2011. - Submit certification by 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; - all cut and fill operations have been carried out in accordance with AS3798 - any unsuitable material encountered has been treated or replaced with suitable replacement material and - any retaining wall does not straddle two or more lots and/or ownerships.	- Prior to the commencement of excavation and filling work - Prior to commencement of building works

CONDITION		TIMING
7	Internal Roadways & Car Parking a) Submit to the ULDA Principal Engineer detailed engineering plans certified by an RPEQ of the internal roadways and car parking areas designed in accordance with <i>AS2890.1 Parking Facilities – Off Street Parking</i> and <i>Isaac Regional Council's</i> current standards. b) Construct, seal and linemark the works in accordance with the RPEQ certified plans. c) 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 parts a) and b) of this condition.	a) Prior to commencement of work b) Prior to commencement of use c) Prior to commencement of use
8	External Road Works a) Submit to the ULDA Principal Engineer detailed engineering plans certified by an RPEQ of the proposed external road and drainage works in Lockyer Drive designed generally as shown on the approved <i>CLA Consultants Preliminary External Roadworks Plan 11731-003</i> dated 6 December 2011 in accordance with <i>Isaac Regional Council's</i> current standards. b) Construct the works in accordance with the RPEQ certified plans. c) 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 parts a) and b) of this condition.	a) Prior to commencement of work b) Prior to commencement of use c) Prior to commencement of use

CONDITION		TIMING
9	Landscape Works a) Submit to the ULDA for compliance endorsement a detailed Landscape Plan including street trees, incorporating public (Lockyer and Grosvenor Drive frontages), private and communal open space areas and driveway treatments certified by a qualified (AILA) landscape architect generally in accordance with the <i>Isaac Regional Council's</i> current standards. Landscape plan is to demonstrate ▪ Selected species and fencing designed to allow visual surveillance to adjacent footpaths ▪ Trees and shrubs shall have a mature height of between 2m and 6m ▪ Selected species are drought tolerant and low maintenance ▪ Existing contours and proposed finished levels for earthworks ▪ Location of existing and proposed services ▪ The minimisation of hard and the maximisation of soft landscape treatments ▪ Location, species' botanical name, pot size, numbers and mature height of all proposed plantings. b) Submit to the ULDA certification from a qualified (AILA) Landscape Architect that the works have been inspected and constructed in accordance with part a) of this condition.	a) Prior to commencement site works b) Prior to commencement of use

CONDITION	TIMING
10 Water Reticulation Isaac Regional Council – Nominated Assessing Authority a) Submit to the ULDA Principal Engineer engineering plans certified by a Registered Professional Engineer Queensland (RPEQ) detailing the proposed 150mm water main extension in Lockyer Drive generally in accordance with CLA Consultants Preliminary Services Plan 11731-004 dated 6 December 2011 to the <i>Isaac Regional Council's</i> current standards. b) Construct the water main extension in accordance with the approved plans. c) On completion of the works 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 parts a) and b) of this condition d) Submit to the Isaac Regional Council (IRC) for approval, the internal water supply layout for each allotment in accordance with IRC current standards. Individual 20mm water meters to IRC standards are to be provided to each unit with only one connection point per allotment to Council's main. e) Connect all dwellings to the reticulated water supply in accordance with <i>Isaac Regional Council's</i> current standards at no cost to the IRC. Each connection is to be inspected and approved by the IRC.	a) Prior to commencement of work b) Prior to commencement of use c) Prior to commencement of use d) Prior to commencement of work e) Prior to commencement of use
11 Sewer Reticulation a) Submit to the ULDA Principal Engineer engineering plans certified by a Registered Professional Engineer Queensland (RPEQ) detailing the proposed 150mm sewer main extension in Lockyer Drive generally in accordance with the approved <i>CLA Consultants Preliminary Services Plan 11731-004</i> dated 6 December 2011 to the <i>Isaac Regional Council's</i> current standards. b) Construct the sewer main extension in accordance with the approved plans from part a) of this condition. c) On completion of the works 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 parts a) and b) of this condition	a) Prior to commencement of work b) Prior to commencement of use c) Prior to commencement of use

CONDITION		TIMING
12	Sewer Reticulation Isaac Regional Council (IRC) – Nominated Assessing Authority Submit to the <i>Isaac Regional Council</i> for approval detailed internal sewer layouts/designs in accordance with the IRC's current standards. Connect all dwellings to the reticulated sewerage system in accordance with <i>Isaac Regional Council's</i> current standards at no cost to the IRC. Each connection is to be inspected and approved by the IRC.	a) Prior to commencement of work a) Prior to commencement of use
13	Internal Stormwater Reticulation a) Submit to the ULDA Principal Engineer a site-based Stormwater Management Report and detailed engineering plans certified by a Registered Professional Engineer Qld (RPEQ) showing how stormwater (quantity and quality) is to be managed for the entire development so as not to provide nuisance or adverse impacts upon other properties and drains to a lawful point of discharge generally in accordance with the <i>Isaac Regional Council's</i> current standards and <i>Queensland Urban Drainage Manual</i> b) Construct the works in accordance with the RPEQ certified plans from part a) of this condition. c) Submit to the ULDA Principal Engineer "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 parts a) and b) of this condition	a) Prior to commencement of work b) Prior to commencement of use c) Prior to commencement of use
14	External Stormwater Reticulation a) Submit to the ULDA Principal Engineer detailed engineering plans and hydraulic calculations, certified by a Registered Professional Engineer Qld (RPEQ) of the proposed stormwater reticulation in Lockyer Drive including details of the temporary outfall generally as shown on the CLA Consultants Plan 11731-003 dated 6 December 2011 in accordance with <i>Isaac Regional Council's</i> current standards. b) Construct the works in accordance with the RPEQ certified plans from part a) of this condition. c) Submit to the ULDA Principal Engineer "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 parts a) and b) of this condition	a) Prior to commencement of work b) Prior to commencement of use c) Prior to commencement of use

CONDITION		TIMING
15	Street Lighting a) Submit to the ULDA Principal Engineer detailed street lighting design plans for Lockyer Drive certified by a Registered Professional Engineer Queensland (RPEQ) pre-qualified by the electricity supplier generally in accordance with the <i>QTSC Group, Standard Conditions for the Provision of Public Lighting Services manual, AS 4282:1997 Control of the Obtrusive Effects of Outdoor Lighting</i> and <i>AS1158:2005</i>. b) Submit to the ULDA Principal Engineer certification from a Registered Professional Engineer of Queensland (RPEQ) that all street lighting works have been inspected and constructed in accordance with part a) of this condition at no cost to Isaac Regional Council.	a) Prior to commencement of works b) Prior to commencement of use
16	Vehicle Crossovers Isaac Regional Council (IRC) – Nominated Assessing Authority Construct vehicle crossovers between the kerb and channel and property boundaries in accordance with <i>Isaac Regional Council's</i> current standards.	Prior to commencement of use
17	Waste Management Isaac Regional Council (IRC) – Nominated Assessing Authority Enter into an agreement with the <i>Isaac Regional Council</i> or a registered waste management contractor to provide a waste collection service to the development.	Prior to commencement of use and to be maintained
18	Electricity Submit to the ULDA written evidence of an agreement with an authorised electricity supplier (eg ERGON) to provide an underground electricity service to each dwelling.	Prior to the commencement of use
19	Telecommunications a) Submit to the ULDA written evidence of an agreement with an authorised telecommunications supplier to provide an underground telecommunications service to each dwelling within the proposed development. b) Install infrastructure to accommodate - NBN services in accordance with NBN Co Ltd <i>'New Developments: Deployment of the NBN Co Conduit and Pipe Network – Guidelines for Developers'</i> (April 2011 or later); and - future Broadband services in accordance with Communications Alliance Ltd "National Broadband Network End User Premises Handbook" (August 2010 or later)	Prior to commencement of use

CONDITION		TIMING
20	Repair damage to Kerb, Footpath or Road Isaac Regional Council (IRC) – Nominated Assessing Authority Repair to the satisfaction of the <i>Isaac Regional Council</i> any damage to existing kerb and channel, footpath or roadway (including removal of concrete slurry from footpaths, roads, kerb and channel and stormwater gullies and pipes) that may occur during any works carried out in association with the approved development.	Prior to commencement of use
21	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 conjunction with the approved development.	Prior to commencement of use
22	Erosion and Sediment Control a) Submit to the ULDA an Erosion and Sediment Control (ESC) Plan in accordance with <i>Isaac Regional Council Development Guidelines</i>. Plan to be certified by Registered Professional Engineer Qld (RPEQ-Civil) or Certified Professional in Erosion and Sediment Control (CPESC). b) Implement the Erosion and Sediment Control Plan on site.	a) Prior to commencement of work b) During construction works
23	Finished Floor Levels Construct the dwellings to provide a minimum finished floor level of 300mm above the 1% Annual Exceedance Probability (AEP) flood level.	Prior to commencement of use
24	Outdoor Lighting Design outdoor lighting to minimise light spill in the adjacent residential properties in accordance with AS: 4282;1997 <i>Control of the Obtrusive Effects of Outdoor Lighting</i>	Prior to commencement of use

CONDITION		TIMING										
25	Infrastructure Contributions Pay to the Urban Land Development Authority a monetary contribution towards the cost of the provision of essential infrastructure. The current contribution has been calculated in accordance with the Isaac Regional Council's adopted <i>Infrastructure Contributions Subsidisation Policy</i> effective on 20 July 2011 which is as follows: 2 Bedroom subsidy rate is \$18,441.50 x 30 units = \$553,245.00 <table><tr><td>Water</td><td>Sewerage</td><td>Stormwater</td><td>Transport</td><td>Parks</td></tr><tr><td>\$4,294.00</td><td>\$4,294.00</td><td>\$4,192.50</td><td>\$5,219</td><td>\$442.00</td></tr></table> As there is two existing allotments a discount of two dwellings has been taken into account. \$553,245.00 - \$36,833 = \$516,362.00 Total for 2011/2012 financial year = \$516,362.00* *This charge will be adjusted each financial year in accordance with the: ▪ <i>Infrastructure Contributions Subsidisation Policy</i> and ▪ three year rolling average of the Queensland Roads and Bridges Index. <i>Note: The Infrastructure Charges may be payable in accordance with the Infrastructure Agreement set out by Isaac Regional Council as per resolution 2784, resolved on 28 June 2011 – Grosvenor Estate Additional Infrastructure Agreement.</i>	Water	Sewerage	Stormwater	Transport	Parks	\$4,294.00	\$4,294.00	\$4,192.50	\$5,219	\$442.00	Prior to commencement of use
Water	Sewerage	Stormwater	Transport	Parks								
\$4,294.00	\$4,294.00	\$4,192.50	\$5,219	\$442.00								

STANDARD ADVICE

UDA Development Approval

This UDA Development Approval does not include assessment against the following:

- Building Code of Australia and does not permit building work to occur. Prior to the commencement of any building work, a Development Permit under the *Sustainable Planning Act 2009* for Carrying out Building Work will be required.
- *Plumbing and Drainage Act 2002*. Prior to commencement of any building work a Compliance Permit will be required from the Isaac Regional Council.

Isaac Regional Council – Nominated Assessing Authority

For any conditions in this package that require the consideration of Isaac Regional Council (IRC), 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 IRC. For all enquiries regarding these conditions please contact the IRC.

Dial Before You Dig

'Dial Before You Dig' enquiries are the responsibility of the developer. IRC and ULDA accept no responsibility for any issue arising from damage of services or conflicts between services.

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-

(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 ****