

21 December 2012

ULDA Ref. No: DEV2012/363

Erin Campbell
Ausco Modular Pty Ltd
C/- Flanagan Consulting Group
PO Box 5820
CAIRNS QLD 4870

Dear Erin

RE: SECTION 59(1)(a) UDA DEVELOPMENT APPROVAL FOR AN UDA DEVELOPMENT APPLICATION FOR A UDA DEVELOPMENT PERMIT FOR A MATERIAL CHANGE OF USE BEING NON-RESIDENT WORKER ACCOMMODATION (546 UNITS) WITH A PLAN OF DEVELOPMENT AT CNR GOONYELLA ROAD, CURTAIN STREET AND BELYANDO DRIVE, MORANBAH DESCRIBED AS LOT 1 ON SP174462

On 19 December 2012 the ULDA approved the UDA development application pursuant to s. 55(4)(b) of the *Urban Land Development Authority Act 2007*. The Urban Land Development Authority (ULDA) has decided to grant all of the UDA development approval applied for subject to UDA development conditions set out in the attached UDA Development Approval Package.

The UDA development application and the decision notice can also be viewed in the ULDA Development Approvals Register via the ULDA website www.ulda.qld.gov.au.

Should you have any queries in relation to the decision notice, please do not hesitate to contact me on 3024 4166.

Yours sincerely



Matt Toon
PRINCIPAL PLANNER DA

UDA Decision Notice – Approval

Site information		
Name of urban development area (UDA)	Moranbah	
Site address	Cnr Goonyella Road, Curtain Street & Belyando Avenue Moranbah	
Lot on plan description	Lot number	Lot description
	1	SP174464
UDA development application details		
ULDA reference number	DEV2012/363	
Lodgement date	17 September 2012	
Type of application	☒ New development involving:- ☒ Material change of use ☐ Preliminary approval ☒ Development permit ☐ Reconfiguring a lot ☐ Preliminary approval ☐ Development permit ☐ Operational work ☐ Preliminary approval ☐ Development permit ☐ Changing a UDA development approval ☐ Extending the currency period of a UDA approval	
Description of proposal applied for	Non Residential Workers Accommodation (546 dwelling units) with a Plan of Development	

UDA development approval details

Decision of the ULDA [delete other than the applicable decision]	The ULDA has decided to grant all of the UDA development approval applied for, subject to UDA development conditions forming part of this decision notice
Decision date	19 December 2012
Currency period	4 Years

Plans and specification

The plans and specifications approved by the ULDA and referred to in the UDA development conditions concerning the UDA development approval are detailed below.

Approved plans, reports and specifications		Number (if applicable)	Date (if applicable)
1.	Site Plan & Plan of Development	Sheet No.1 Rev:20	Jun 2012
2.	Site Plan & Plan Of Development - Proposed Staging	Sheet No.3 Rev:6	Jun 2012
3.	Studio Apartment Typical Room Layout Plan	SAL-103-3-A	Aug12
4.	Studio Apartment Ground and First Floor Setout Plan	SAL-101-1-A	Aug12
5.	Studio Apartment Elevations	SAL-102-2-A	Aug12
6.	Apartment Living Accommodation GRND & First Floor Plan	AL-101-A	Aug12
7.	Central Facilities Gymnasium Floor Plan	CF-G-100-A	Aug12
8.	Central Facilities Gymnasium Elevations	CF-G-300-A	Aug12
9.	Central Facilities Kitchen Floor Plan	CF-K-100-A	Aug12
10.	Central Facilities Kitchen Elevations	CF-K-300-A	Aug12
11.	Laundry Floor Plan	L-101-A	Aug12
12.	Laundry Elevations	L-102-A	Aug12
13.	Living Quarter Floor Plan	LQ-101-A	Aug12
14.	Living Quarter Elevations	LQ-102-A	Aug12
15.	Central Facilities Reception Floor Plan	CF-R-100-A	Aug12
16.	Central Facilities Reception Elevations	CF-R-300-A	Aug12
17.	Staff Quarter Floor Plan	SQ-101-A	Aug12
18.	Staff Quarter Elevations	SQ-102-A	Aug12
19.	Landscape Design Intent	LSK-01 Sheet 02 Issue A	Aug '12
20.	Landscape Design Intent - Landscape Master Plan	LSK-02 Sheet 03 Issue A	Aug '12
21.	Living Quarter Floor Plan	LQ-101-A	Aug12

22.	Landscape Design Intent - Landscape Plan 1 of 4	LSK-03 Sheet 04 Issue A	Aug '12
23.	Landscape Design Intent - Landscape Plan 2 of 4	LSK-04 Sheet 05 Issue A	Aug '12
24.	Landscape Design Intent - Landscape Plan 3 of 4	LSK-05 Sheet 06 Issue A	Aug '12
25.	Landscape Design Intent - Landscape Plan 4 of 4	LSK-06 Sheet 07 Issue A	Aug '12
26.	Landscape Design Intent - Supplementary Landscape Plan 1 of 5	LSK-07 Sheet 08 Issue A	Aug '12
27.	Landscape Design Intent - Supplementary Landscape Plan 2 of 5	LSK-08 Sheet 09 Issue A	Aug '12
28.	Landscape Design Intent - Supplementary Landscape Plan 3 of 5	LSK-09 Sheet 10 Issue A	Aug '12
29.	Landscape Design Intent - Supplementary Landscape Plan 4 of 5	LSK-10 Sheet 11 Issue A	Aug '12
30.	Landscape Design Intent - Fencing Options	LSK-11 Sheet 12 Issue A	Aug '12
31.	Landscape Design Intent - Proposed Trees	LSK-12 Sheet 13 Issue A	Aug '12
32.	Landscape Design Intent - Proposed Shrubs	LSK-13 Sheet 14 Issue A	Aug '12
33.	Landscape Design Intent - Proposed Ground Covers	LSK-14 Sheet 15 Issue A	Aug '12

UDA Development Conditions

Staging - All works and applications required herein are relevant to each individual stage. Where reference is made to further compliance endorsement or completion of works those documents/works are limited to each individual stage.

	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 survey plan endorsement for the relevant stage
2	Maintain the approved development Maintain the approved development (including landscaping, parking, 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.	As indicated

3	Landscape Works
a) Construct and complete the landscape works, fencing and planting generally in accordance with the ULDA Guideline no. 3 - <i>Non-resident worker accommodation Appendix 2: Supplementary landscape guide</i> and the approved: • Landscape Design Intent Plan LSK-01 Sheet 02 Issue A dated Aug '12; • Landscape Design Intent Landscape Master Plan LSK-02 Sheet 03 Issue A dated Aug '12; • Landscape Design Intent Landscape Plan 1 of 4 LSK-03 Sheet 04 Issue A dated Aug'12; • Landscape Design Intent Landscape Plan 2 of 4 LSK-04 Sheet 05 Issue A dated Aug '12; • Landscape Design Intent Landscape Plan 3 of 4 LSK-05 Sheet 06 Issue A dated Aug '12; • Landscape Design Intent Landscape Plan 4 of 4 LSK-06 Sheet 07 Issue A dated Aug '12; • Landscape Design Intent Screen Planting LSK-06 Sheet 01 Issue C dated Aug '12; • Landscape Design Intent Supplementary Landscape Plan 1 of 5 LSK-07 Sheet 08 Issue A dated Aug '12; • Landscape Design Intent Supplementary Landscape Plan 2 of 5 LSK-08 Sheet 09 Issue A dated Aug '12; • Landscape Design Intent Supplementary Landscape Plan 3 of 5 LSK-09 Sheet 10 Issue A dated Aug '12; • Landscape Design Intent Supplementary Landscape Plan 4 of 5 LSK-10 Sheet 11 Issue A dated Aug '12; • Landscape Design Intent Fencing Options LSK-11 Sheet 12 Issue A dated Aug '12; • Landscape Design Intent Proposed Trees LSK-12 Sheet 13 Issue A dated Aug '12; • Landscape Design Intent Proposed Shrubs LSK-13 Sheet 14 Issue A dated Aug'12; and • Landscape Design Intent Proposed Ground Covers LSK-14 Sheet 15 Issue A dated Aug '12. b) Submit to the ULDA written certification from a suitably qualified landscape architect (ALLA) that the completed landscaping complies with part a) of this condition.	a) Prior to commencing site works for the relevant Stage b) Prior to the commencing the use for the relevant Stage

4	Streetscape Works	a) Submit to the ULDA Streetscape Works Plan detailing proposed works, including the pedestrian/cycle network, and illustrating the following: - appropriate pavement treatments including finished surface levels, cross-falls and longitudinal grades; - appropriate footpath locations; - street tree and other plantings location and species, the ground preparation works and monthly maintenance plan; - road uses adjacent to the kerbing (e.g. parking bays, No Standing zones etc); - Identify all new and existing trees within the dedicated road, including those to be retained and those to be removed; - Identify the location/ proximity of services within the road reserve; and - Provide details of proposed planting including common and botanical names, height and spread at maturity. The plan is to be prepared and certified by an Australian Institute of Landscape Architects registered landscape architect. b) Undertake the works in accordance with the endorsed streetscape works plans from part (a) of this condition. Works are to be carried out in accordance with the following standards: - AS1428.1 Design of Access and Mobility - AS1428.4 Tactile Ground Surface Indicators - AS/NZS 1158.3.1, 2005 Pedestrian Area Lighting This work is to be certified by a suitably qualified urban design/landscape architect or Registered Professional Engineer Queensland RPEQ professional in accordance with the ULDA Certification Procedures Manual and to the satisfaction of the ULDA. c) On completion of this work submit written certification and "as constructed" plans to the ULDA demonstrating compliance with this condition. d) Maintain street trees and other road reserve plantings for a period of twelve (12) months after an 'On-Maintenance' (landscape) inspection.	a) Prior to commencement of works on site for the relevant stage b) Prior to survey plan endorsement for the relevant stage c) Prior to survey plan endorsement for the relevant stage d) As indicated
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5	Affordable housing contribution a) Unless there is an infrastructure agreement (to which part 6A of the Urban Land Development Authority Act 2007 applies) to the contrary, for a period of five (5) years from the date of the commencement of use for each stage, 5% of the total rooms ("the affordable rooms") must be made available at all times (unless already occupied by an eligible household) to eligible households. Eligible households are low to moderate income households as set out in <i>ULDA Guideline Number 16 - Housing</i> and that meet the criteria set out in the <i>ULDA Guideline no. 3 - Non-resident worker accommodation</i>. b) During that 5 year period, the affordable rooms must not be occupied by any person or group that is not an eligible household. c) The rent payable for an affordable room must not exceed the level of affordable rent as set out in the most recent version of <i>ULDA Guideline no. 16 - Housing</i>. d) Affordable rooms must be made available equally across all three bands as set out in the most recent version of <i>ULDA Guideline no. 16 - Housing</i>. e) Prior to the commencement of use for Stage 1 provide the ULDA with a copy of the agreement (on terms satisfactory to the Chief Executive Officer, ULDA) entered into between all owners of the land and the <i>Isaac Affordable Housing Trust</i> in relation to the management of the rental of affordable rooms to eligible households. The agreement must include the following terms: - that any variation to the arrangement will require the written agreement of the Chief Executive Officer, ULDA, or its appointed agent; - if the land (or any part of the land) is transferred the transferee must enter into a deed agreeing to be bound by the terms of the agreement. That deed must include a covenant that any subsequent transferee of the land (or any part of the land) must enter into a deed on similar terms including this term. - A requirement to provide the ULDA, or its appointed agent, a report (every three months after the commencement of use for each stage) demonstrating that 5% of the affordable rooms have been made available to eligible households. <i>Note: An infrastructure agreement may require provision of a monetary payment (which may be reduced for early payment) as an alternative to provision of all or part of the affordable rooms.</i>	As indicated
6	Energy and Water Efficiency Unless an alternative peak energy and water demand strategy is agreed to in writing with the ULDA submit to the ULDA written certification from a qualified sustainability specialist that the energy and water efficiency features employed in the accommodation buildings include the following: - all air conditioner units installed in accommodation rooms or common areas are peak smart inverter units; - hot water heating is either solar or heat pumps or gas with any booster for heat pump or solar to be off peak; - lighting – T5 fluorescent lights to be installed instead of T8 fluorescents; and - low flow shower heads (9litres/minute) to be installed in all units.	Prior to the commencement of use for each stage

7	Soil erosion and sediment control a) Submit to the ULDA Principal Engineer an Erosion and Sediment Control (ESC) Plan in accordance with <i>Isaac Regional Council standards</i> and the <i>ICEA Best Practice Erosion & Sediment Control – November 2008</i>. b) Implement the submitted Erosion and Sediment Control Plan on site	a) Prior to commencing site works for the relevant stage b) At all times during construction of the relevant stage
8	Stormwater management (quantity and quality) a) Submit to the ULDA for compliance endorsement detailed engineering plans for local stormwater drainage infrastructure certified by a Registered Professional Engineer of Queensland (RPEQ) demonstrating that suitably treated stormwater, with the exception of water captured on-site in rainwater tanks, is drained from the site and carried without causing annoyance or nuisance to any person to a lawful point of discharge in accordance with the <i>Queensland Urban Drainage Manual (QUDM)</i> and the <i>ULDA Guideline No 3 NRWA Design Benchmark 1-11 - WSUD principles</i>. The stormwater drainage design must demonstrate that: ▪ discharge from the subject site shall be non-worsening as per pre-development, in regard to location, duration, frequency, concentration and point of discharge to downstream properties including road reserves. ▪ external stormwater flow entering the site shall not be restricted ▪ internal swales shall be lined and landscaped to assist in the removal of sediment. ▪ water quality devices proposed can meet the required ULDA and/or Isaac Regional Council standards. Provide easements where necessary in favour of the Isaac Regional Council to cater for external stormwater flows through the subject site. b) Construct all stormwater drainage generally in accordance with the endorsed plan(s) from part a) of this condition. c) Submit to the ULDA drawings for the, certified by a Registered Professional Engineer of Queensland (RPEQ) that the works have been constructed generally in accordance with part b) of this condition.	a) Prior to commencing site works for the relevant stage b) Prior to commencing the use for the relevant stage c) Prior to the commencement of use for the relevant stage

9 Water reticulation – internal a) Submit to the ULDA Principal Engineer for compliance endorsement a detailed Water Supply Strategy including a report confirming that there is sufficient capacity to adequately service the site. Endorsement in writing must be obtained from the Isaac Regional Council as a nominated assessing authority in respect to that part of the strategy relating to the connection into the existing or proposed future water reticulation network. b) Submit to the ULDA Principal Engineer for compliance endorsement engineering plans certified by a Registered Professional Engineer Queensland (RPEQ) detailing the water reticulation, including connections, required to service the site generally in accordance with the <i>Isaac Regional Council's</i> current standards. c) Construct the works in accordance with the endorsed plans from part a) of this condition d) Upon completion of the works submit to the ULDA Principal Engineer "As Constructed" plans including an asset register certified by a Registered Professional Engineer Queensland (RPEQ), in accordance with part b) of this condition.	a) Prior to commencing work for the relevant stage b) Prior to commencing the use for the relevant stage c) Prior to commencing the use for the relevant stage d) Prior to commencing the use for the relevant stage
10 Sewer reticulation - internal a) Submit to the ULDA Principal Engineer for compliance endorsement a detailed Sewerage Strategy including a report confirming that there is sufficient capacity to adequately service the site. Endorsement in writing must be obtained from the Isaac Regional Council as a nominated assessing authority in respect to that part of the strategy, which relates to the connection into the existing or proposed future sewerage network. The provision of trunk infrastructure required to service the site must be generally in accordance with the Isaac Regional Council's Moranbah Sewerage Master Planning Strategy 2012. b) Submit to the ULDA Principal Engineer for compliance endorsement engineering plans certified by a Registered Professional Engineer Queensland (RPEQ) detailing the sewer reticulation, including connections, required to service the site generally in accordance with the <i>Isaac Regional Council's</i> current standards. c) Construct the works in accordance with the endorsed plans from part a) from this condition. a) Upon completion of the works submit to the ULDA Principal Engineer "As Constructed" plans including an asset register certified by a Registered Professional Engineer Queensland (RPEQ), in accordance with part b) of this condition.	a) Prior to commencing work for the relevant stage b) Prior to commencing the use for the relevant stage c) Prior to commencing the use for the relevant stage d) Prior to commencing the use for the relevant stage

11	Roadworks – internal a) Submit to the ULDA Principal Engineer detailed engineering plans certified by a Registered Professional Engineer Queensland (RPEQ) of the proposed internal road network generally in accordance with the <i>ULDA Guideline No. 6 Streets & Movement Network</i> and the <i>Isaac Regional Council standards</i>. b) Construct the works in accordance with the certified plans.	a) Prior to commencing works for the relevant stage b) Prior to commencing the use for the relevant stage
12	Roadworks External Unless an infrastructure agreement is provided to the contrary the following conditions will be required: Goonyella Road/Curtain Street intersection upgrades – Traffic Signals a) Submit to the ULDA Principal Engineer for compliance endorsement detailed engineering plans certified by a Registered Professional Engineer Queensland (RPEQ) of the proposed Goonyella Road/Curtain Street intersection upgrade to traffic signals in accordance with <i>Austroroads - Guide to Road Design Part 4 Intersections & Crossings</i> b) Construct the works in accordance with the endorsed plans from part a) of this condition. c) Upon completion of all construction works submit to the ULDA 'as-constructed' drawings in a format acceptable to the Isaac Regional Council, including an asset register checked and certified by a Registered Professional Engineer Queensland (RPEQ), certifying that the works have been completed in accordance with the endorsed plans. Belyando Avenue/Curtain Street intersection upgrades - Roundabout d) Submit to the ULDA Principal Engineer for compliance endorsement detailed engineering plans certified by a Registered Professional Engineer Queensland (RPEQ) of the proposed Belyando Avenue/Curtain Street intersection upgrade to a Roundabout in accordance with <i>Austroroads - Guide to Road Design Part 4 Intersections & Crossings</i> e) Construct the works in accordance with the endorsed plans from part d) of this condition. f) Upon completion of all construction works submit to the ULDA 'as-constructed' drawings in a format acceptable to the Isaac Regional Council, including an asset register checked and certified by a Registered Professional Engineer Queensland (RPEQ), certifying that the works have been completed in accordance with the endorsed plans. Advice: <i>Subject to the inclusion of the above intersections in Isaac Regional Council's Priority Infrastructure Plan currently being reviewed, the above intersection upgrades may be eligible for partial cost offset against the infrastructure contributions.</i>	a) Prior to commencing site works b) Prior to commencement of use of Stage 1 c) Prior to commencement of use of Stage 1 d) Prior to commencing site works e) Prior to commencement of use of Stage 1 f) Prior to commencement of use of Stage 1

13	Refuse collection Either: a) Enter into an agreement with the Isaac Regional Council or a registered waste management contractor to provide a waste collection service to the development or b) <i>Submit to the ULDA Principal Engineer a refuse collection management plan by a suitably experienced professional that details an alternative solution to refuse management.</i>	Prior to commencement of use of Stage 1 and to be maintained
14	Emergency access Submit written confirmation to the ULDA from the <i>Queensland Fire & Rescue Service (QFRS)</i> and the <i>Queensland Ambulance Service (QAS)</i> that they are aware of the onsite emergency management plan in the case of an emergency response. <i>Note: This condition is to ensure that in the case of an emergency the QFRS or QAS are able to locate the correct location of the emergency within the accommodation village.</i>	Prior to commencement of use of Stage 1 and to be maintained
15	Filling and Excavation a) Submit to the ULDA Principal Engineer an earthworks plan and cross sections, checked and certified by a Registered Professional Engineer of Queensland (RPEQ-Civil). The plan is to demonstrate that the finished floor level of each unit is at least the 1% Annual Exceedance Probability (AEP) flood level plus 300mm. b) Submit to the ULDA Principal Engineer 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>AS3798-2007 Guidelines on Earthworks for Commercial</i> and any unsuitable material encountered has been treated or replaced with suitable replacement material.	a) Prior to commencing works for the relevant stage b) Prior to commencing building works for the relevant stage
16	Service conduits and 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 connection with the endorsed development.	Prior to commencement of use for the relevant stage
17	Repair damage to roads and services Repair any damage to existing roadways and/or IRC services that may occur during any works carried out in association with the endorsed development.	Prior to the commencement of use for the relevant stage
18	Electricity Submit to the ULDA written evidence that an agreement has been entered into with an authorised electricity supplier (e.g. Ergon) to provide electricity services.	Prior to commencement of use for each stage

19	Construction management plan a) 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. • 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 management of groundwater and surface water collection, treatment and disposal in accordance with Isaac Regional Council's standards.; • management of contaminated soils (if required), including removal, treatment and replacement in accordance with site remediation plans prepared and endorsed 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 endorsed 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.	a) Prior to commencing site works for the relevant stage b) During site works for the relevant stage
20	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 Isaac Regional Council (IRC). The terms of the easements must be to the satisfaction of the IRC Chief Executive Officer	Prior to commencing the use for the relevant stage
21	Broadband If operational works are to be self-certified then provide infrastructure within the development to accommodate NBN services in accordance with NBN Co Limited 'New Developments: Deployment of the NBN Co Conduit and Pit Network – Guidelines for Developers', Doc. No NBN-TE-CTO-194, issue date 1st April 2011.	Prior to commencing the use for the relevant stage
22	Pre-construction certification If operational works are to be self-certified, no works shall commence until the ULDA acknowledges in writing receipt of certification package from the Project Coordinator in accordance with section 6.4 a) of the ULDA <i>Certification Procedure Manual</i>.	Prior to commencing site works for relevant stage
23	Post-construction certification If operational works are to be self-certified, submit post-construction (Practical Completion) certification, 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" in accordance with section 6.4 b) of the ULDA <i>Certification Procedure Manual</i>.	Prior to commencing the use for relevant stage

24	Repair damage to kerb, footpath or road Repair any damage to existing kerb and channel, footpath or roadway (including removal of concrete slurry from footways, roads, kerb and channel and stormwater gullies and drainlines) that may occur during any works carried out in association with the endorsed development.	Prior to commencement of use for each stage
25	Infrastructure contributions (546 dwelling units) Pay to the ULDA a monetary contribution of \$5,460,000 (i.e. \$10,000 per unit) towards the cost of the provision of essential infrastructure. This contribution has been calculated in accordance with the Isaac Regional Council's adopted <i>Infrastructure Contributions Subsidisation Policy (no. 1) 2011</i>. <i>Note:</i> 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>The above Infrastructure Charges (IC) calculations may be subject to offsets where approved in writing by the ULDA.</i>	Prior to commencing use for relevant stage

