

UDA Decision Notice

Site address	Mills Ave, Moranbah
Real property descriptions	Part of Lot 504 on SP230470 Parish of Moranbah
Type of application	UDA development approval subject to conditions
Aspects of development	Reconfiguring a Lot and Operational Works
Description of proposal	Subdivision of 1 into 62 residential lots, park and new road with a Plan of Development (62 dwellings) and associated Operational Works (erosion and sediment control, footpaths, driveways, roadworks, stormwater drainage works, water supply works, sewer, public landscaping and streetscape works and filling and excavation)
ULDA reference number	DEV2012/252
Decision date	19 June 2012
Currency Period	4 years from Decision date

Drawing or Document	Number	Plan or Document Date
Proposed Subdivision MOR- 3 (Isaac Views Stage 7) over Lot 504 on SP230470	108208 – 44 Rev B	03 May 2012
Plan of Development MOR-3 (Isaac Views Stage 7) over Lot 504 on SP230470	108208 – 45 Rev C	24 May 2012
Typical unit – B.2 + B.3 Floor Plan	SD 3.01 Rev A	21/3/12 (Amended in Red on 15 JUN 2012)
Unit Elevations – B.2m elevation type 1	SD 4.11 Rev A	21/3/12 (Amended in Red on 15 JUN 2012)
Unit Elevations – B.2m elevation type 1	SD 4.12 Rev A	21/3/12 (Amended in Red on 15 JUN 2012)
Unit Elevations – B.2m elevation type 2	SD 4.21 Rev A	21/3/12 (Amended in Red on 15 JUN 2012)
Unit Elevations – B.2m elevation type 2	SD 4.22 Rev A	21/3/12 (Amended in Red on 15 JUN 2012)
Unit Elevations – B.2m elevation type 3	SD 4.31 Rev A	21/3/12 (Amended in Red on 15 JUN 2012)
Unit Elevations – B.2m elevation type 3	SD 4.32 Rev A	21/3/12 (Amended in Red on 15 JUN 2012)
Unit Elevations – B.3m elevation type 2	SD 4.41 Rev A	23/3/12 (Amended in Red on 15 JUN 2012)
Unit Elevations – B.3m elevation type 2	SD 4.42 Rev A	23/3/12 (Amended in Red on 15 JUN 2012)
Water Reticulation Layout Plan	41-24844-C735 Rev A	16 April 2012
Sewerage Reticulation Layout Plan	41-24844-C730 Rev A	16 April 2012
Stormwater Drainage Layout Plan	41-24844-C722 Rev A	16 April 2012
Overall Plan Layout	41-24844-C702 Rev A	16 April 2012
Typical Sections & Details	41-24844-C703 Rev A	16 April 2012
Moranbah Stage 3 – Landscape Concept Plan	SD_L1.01_02	April 2012
Moranbah Stage 3 – Plant Palette/Materials Board	SD_L1.02_02	April 2012

CONDITIONS		TIMING
5	Water Supply Reticulation a) Submit to the ULDA Principal Engineer detailed engineering design of the water supply infrastructure checked and certified by a Registered Professional Engineer Queensland (RPEQ- Civil) generally in accordance with the approved Water Reticulation Layout Plan no. 41-24844-C735 Rev A dated 16 April 2012, <i>Water Services Association of Australia's (WSAA) Sewerage Code of Australia – WSA 02-2002 and Isaac Regional Council's standards.</i> b) Construct the works in accordance with 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 part a) of this condition.	a) Prior to the commencement of site works for the relevant stage b) Prior to survey plan endorsement for the relevant stage c) Prior to survey plan endorsement for the relevant stage
6	Sewerage Reticulation a) Submit to the ULDA Principal Engineer detailed engineering design of the sewer infrastructure checked and certified by a Registered Professional Engineer Queensland (RPEQ- Civil) generally in accordance with the approved Sewerage Reticulation Layout Plan no. 41-24844-C730 Rev A dated 16 April 2012, <i>Water Services Association of Australia's (WSAA) Sewerage Code of Australia – WSA 02-2002 and Isaac Regional Council's standards.</i> b) Construct the works in accordance with 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 part a) of this condition.	a) Prior to the commencement of site works for the relevant stage b) Prior to survey plan endorsement for the relevant stage c) Prior to survey plan endorsement for the relevant stage

CONDITIONS		TIMING
7	Stormwater Management (Quantity) a) Submit to the ULDA Principal Engineer for compliance endorsement engineering designs and hydraulic calculations for the proposed stormwater drainage system, including the proposed outlet gross pollutant trap, swales and pipework, checked and certified by a Registered Professional Engineer Queensland (RPEQ) generally in accordance with the approved Stormwater Drainage Layout Plan no. 41-24844-C722 Rev A dated 16 April 2012, QUDM and <i>Isaac Regional Council's</i> Standards and is to include: ▪ swale designed for the Q100 event; and ▪ catchment plan with the design calculations. b) Construct the works in accordance with the ULDA endorsed plans from part a) of this condition 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 the endorsed plans.	a) Prior to the commencement of site works for the relevant stage b) Prior to survey plan endorsement for the relevant stage c) Prior to survey plan endorsement for the relevant stage
8	Stormwater Management (Quality) a) Submit to the ULDA Principal Engineer for compliance endorsement engineering designs and calculations for stormwater quality management checked and certified by a Registered Professional Engineer Queensland (RPEQ) demonstrating compliance with the <i>State Urban Stormwater Quality Planning Guidelines 2010</i> (Central Coast North - Table 2.2) b) Construct the works in accordance with the ULDA endorsed plans from part a) of this condition. 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 the endorsed plans.	a) Prior to the commencement of site works for the relevant stage b) Prior to survey plan endorsement for the relevant stage c) Prior to survey plan endorsement for the relevant stage
9	Easements over Infrastructure Public utility easements must be provided, in favour of and at no cost to <i>Isaac Regional Council (IRC)</i> over Council infrastructure that becomes contributed assets located in private land. The terms of the easements must be to the satisfaction of the <i>IRC</i> Chief Executive Officer.	Prior to survey plan endorsement for the relevant stage

CONDITIONS		TIMING
10	Filling and Excavation a) Submit to the ULDA an Earthworks Management Plan certified by a RPEQ specialising in geotechnical engineering. The plan shall address but not be limited to, the following: ▪ the full extent of the cut and fill showing existing and finished contours ▪ how the retaining will not adversely impact on visual amenity (for instance, retaining walls over 1.5m should be stepped and landscaped) ▪ a geotechnical report showing borehole information for areas of cut and detailing the suitability of material for excavation and filling and ▪ geotechnical recommendations for the excavation, placement and control of the placement of fill. b) 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 ▪ no retaining wall straddles two or more lots and/or ownerships.	a) Prior to the commencement of site works for the relevant stage b) Prior to survey plan endorsement for the relevant stage
11	Roadworks a) Submit to the ULDA Principal Engineer engineering design drawings, checked and certified by a Registered Professional Engineer of Queensland (RPEQ-Civil) generally in accordance with the approved Overall Layout Plan no. 41-24844-C702 Rev A dated 16 April 2012, Typical Sections & Details Plan no. 41-24844-C703 Rev A dated 16 April 2012 and Isaac Regional Council standards. b) Construct the works in accordance with the submitted drawings from part a) of this condition 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 Isaac Regional Council's standards.	a) Prior to commencement of site works for the relevant stage b) Prior to survey plan endorsement for the relevant stage c) Prior to survey plan endorsement for the relevant stage
12	Electricity Submit to the ULDA either written evidence: a) demonstrating that existing underground low-voltage electricity supply is available to the newly created lots or b) that the applicant has entered into an agreement with an authorised electricity supplier (e.g. Ergon) to provide underground electricity services.	Prior to survey plan endorsement for the relevant stage

CONDITIONS		TIMING
13	Telecommunications Submit to the ULDA an agreement with a telecommunication carrier to provide underground telecommunication services to each new lot within and adjacent to the proposed development.	Prior to survey plan endorsement for the relevant stage
14	Broadband 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 1 st April 2011.	Prior to survey plan endorsement for the relevant stage
15	Repair damage to Kerb, Footpath or Road Repair 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 drain lines) that may occur during any works carried out in association with the approved development.	Prior to survey plan endorsement for the relevant stage
16	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 connection with the approved development.	Prior to survey plan endorsement for the relevant stage
17	Footpaths a) Submit to the ULDA Principal Engineer engineering plans checked and certified by a Registered Professional Engineer of Queensland (RPEQ) showing the design of the pathways including any signs and traffic safety signs, markings and devices in the locations shown on approved Proposed Subdivision MOR-3 (Isaac Views Stage 7) 108208-44 Rev B dated 03 May 2012 and in accordance with Isaac Regional Council standards. b) Construct the works in accordance with part a) of this condition 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 Isaac Regional Council's standards.	a) Prior to commencement of site works for the relevant stage b) Prior to survey plan endorsement for the relevant stage c) Prior to survey plan endorsement for the relevant stage
18	Street Lighting Design and install a street lighting system (including connections and energising) to all roads within and bounding the subdivision at no cost to Isaac Regional Council. The street lighting system must; - be designed generally in accordance with AS1158 Category P3(min) for Roads 01 and 02 and P4(min) for all other local streets - meet the relevant requirements of the electricity supplier - be acceptable to the electricity supplier as 'Rate 2 Public Lighting'	Prior to survey plan endorsement for the relevant stage

CONDITIONS		TIMING
19	Public Landscape and Streetscape Works a) Submit to the ULDA for compliance endorsement detailed landscape plans certified by a suitably qualified landscape professional for improvement works within proposed road reserves and parkland Lots 993, 994, 995 and 996, generally in accordance with the approved Moranbah Stage 3 – Landscape Concept Plan no. SD_L1.01_02 dated April 2012 and Moranbah Stage 3 – Plant Palette/Materials Board Dwg No SD_L1.02_02 dated April 2012 and to <i>Isaac Regional Council</i> standards. The plans must, as appropriate, document the following. ▪ Location of proposed drainage and stormwater works within the park, including cross-sections and descriptions. ▪ Provision of electricity and water connections to the park. ▪ Construction of vehicle barriers/bollards along park frontages to prevent unauthorised vehicular access. ▪ Provision of a lock-rail access point (positioned at a level and logical point) and associated vehicular crossover to each road frontage to parkland. ▪ Details and locations of any proposed building works or planting, including: bridges, park furniture, picnic facilities and play equipment. ▪ Surface treatments, including the preparation of all open ground within the proposed parkland to ensure that it is topsoiled, grassed and suitable for mowing. ▪ Provision of plant schedule listing all proposed plants by botanical name, quantity and size at time of planting. b) Complete public landscape works including street tree planting and landscaping generally in accordance with the endorsed plans from part a) of this condition. c) Provide 12 months maintenance to the landscaping and street trees commencing on receipt of written confirmation from the ULDA that planting is satisfactory. d) Obtain from the ULDA written confirmation that the landscaping has been maintained to a satisfactory standard.	a) Prior to commencement of landscape works b) Prior to survey plan endorsement for the relevant stage c) As indicated d) At the conclusion of the 12 months maintenance period
20	Dedicate Land Dedication at no cost to the Isaac Regional Council park and stormwater drainage areas identified as proposed Lots 993, 994, 995 and 996 on approved Proposed Subdivision Plan MOR-3 (Isaac Views Stage 7) 108208-44 Rev B dated 03 May 2012.	Prior to survey plan endorsement for the relevant stage

CONDITIONS		TIMING
21	Soil Erosion and Sediment Control a) Submit to the ULDA Principal Engineer an Erosion and Sediment Control (ESC) Plan prepared by a Registered Professional Engineer Queensland (RPEQ) in accordance with <i>Capricorn Municipal Development Guidelines</i>. b) Implement the certified Erosion and Sediment Control Plan on site	a) Prior to commencement of site works for the relevant stage b) At all times during construction works for the relevant stage
22	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 site works for the relevant stage
23	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 survey plan endorsement for the relevant stage
24	Infrastructure Contributions Pay to the ULDA 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 <i>Infrastructure Contributions Subsidisation Policy</i>. The applicable charge is \$843,698.93 based on 61 lots (minus 1 for existing lot) x \$13,831.13. Notes: 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 survey plan endorsement for the relevant stage

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.

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 ****