

UDA DECISION NOTICE

Site Address	Belyando Ave, Curtin St & Goonyella Rd, Moranbah
Real property description	Lot 9 on M973133 and Lot 1 on SP174464
Type of Approval	UDA development permit subject to conditions
Aspects of Development	Material Change of Use
Description of Proposal	Non-resident worker accommodation (Interim use for 96 dwelling units)
ULDA reference number	DEV2012/253
Decision date	19 July 2012
Currency period	4 years from Decision date

Approved Drawings or Documents	Number	Plan or Document Date
Site Plan	SK01 Rev A	22/03/2012
Plans – Generic Axonometry and Floor Plan	SK-02 Rev A	23/03/2012
Plans - Plan View, 3D View and Floor Plan	SK-02 Rev A	23/03/2012
Overflow Car Parking Location	108757	March 2012

CONDITIONS OF APPROVAL

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
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.	To be maintained
3	Cessation of the Interim Use a) This UDA development permit is for a period of 3 years from the Decision Date. b) Remove all 96 accommodation units from the site at the 3 year cessation of the use. c) Notify the ULDA in writing when the use ceases.	As indicated
4	Soil Erosion and Sediment Control a) Submit to the ULDA an Erosion and Sediment Control Plan certified by a Registered Professional Engineer Queensland (RPEQ); b) Implement the soil erosion and sediment control measures generally in accordance with the RPEQ certified Erosion and Sediment Control Plan	a) Prior to commencement of works for the relevant stage b) At all times during construction works

CONDITION		TIMING
5	Stormwater Drainage a) Submit to the ULDA stormwater drainage plans certified by a Registered Professional Engineer of Queensland (RPEQ) demonstrating 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 <i>Isaac Regional Council standards</i> . b) Construct all stormwater drainage in accordance with the certified plans as required in part a) of this condition.	a) Prior to the commencement of site works for the relevant stage b) Prior to the commencement of use for the relevant stage
6	Car Parks a) Submit to the ULDA Principal Engineer engineering plans certified by a Registered Professional Engineer Queensland (RPEQ) designed in accordance with AS 2890: <i>Parking Facilities</i> and <i>Isaac Regional Council standards</i> of the proposed 42 sealed car parks located on Lot 9 as shown on approved Site Plan SK01 Rev A dated 22/03/2012 and Overflow Car Parking Location Plan No.108757 dated March 2012. b) Construct the works in accordance with the certified plans to <i>Isaac Regional Council standards</i> from part a) of this condition.	a) Prior to commencement of site works for the relevant stage b) Prior to commencement of use for the relevant stage
7	Water Connection Connect the development to the existing Council water reticulation network in accordance with <i>Isaac Regional Council's standards</i> .	Prior to commencement of use for the relevant stage
8	Sewer Connection Connect the development to the existing Council sewer reticulation network in accordance with <i>Isaac Regional Council's standards</i> .	Prior to commencement of use for the relevant stage
9	Refuse Collection 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) Submit to the ULDA Principal Engineer a refuse collection management plan by a suitably experienced professional that details an alternative solution for refuse management.	a) Prior to the commencement of use and to be maintained b) Prior to commencement of use
10	Filling and Excavation a) Undertake earthworks generally in accordance with AS3798-2007 <i>Guidelines on Earthworks for Commercial and Residential Developments</i> . b) Ensure works are inspected and tested to "Level 1" as defined in AS3798-2007.	a) At all times during construction works b) At all times during construction works

CONDITION		TIMING
11	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 commencement of use
12	Repair damage to road Repair any damage to existing roadway (including removal of concrete slurry from roads and stormwater drains) that may occur during any works carried out in association with the approved development.	Prior to commencement of the use
13	Electricity Submit to the ULDA either: ▪ written evidence demonstrating that existing underground low-voltage electricity supply is available to the development or ▪ written evidence that the applicant has entered into an agreement with an authorised electricity supplier (e.g. Ergon) to provide underground electricity services. or ▪ written evidence from a Registered Professional Engineer Queensland (RPEQ – Electrical) that the proposed development can be safely connected to the existing internal electrical reticulation in accordance with the relevant Australian Standards.	Prior to commencement of use
14	Telecommunications Submit to the ULDA documentation from an authorised telecommunications service provider to confirm that satisfactory agreements have been made for the provision of underground telecommunications to each new dwelling within the proposed development.	Prior to commencement of use

CONDITION	TIMING
15 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 approved 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 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.	a) Prior to commencement of site works b) During site works and prior to commencement of use
16 Infrastructure Contributions Pay to the Urban Land Development Authority a monetary contribution towards the cost of the provision of essential infrastructure at the rate applicable at the time of payment. The applicable charge is \$144,000* based on 15% of the applicable Isaac Regional Council's charge of \$10,000 per permanent dwelling unit under the adopted <i>Infrastructure Contributions Subsidisation Policy (no.1) 2011</i>. <i>*Notes:</i> <i>This charge will be adjusted each financial year in accordance with the:</i> • <i>Infrastructure Contributions Subsidisation Policy and</i> • <i>three year rolling average of the Queensland Roads and Bridges Index.</i>	Prior to commencement of use

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

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.

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 ****