ULDA Decision Notice

Site Address	Mills Avenue, Moranbah
Real property description	Part Lot 504 & Lots 385-387 on SP 230470
Type of development	UDA development permit subject to conditions
Aspects of Development	Material Change of Use and associated Operational Works
Description of Proposal	Material Change of Use (16 Multiple Residential Dwellings) & associated Operational Works (water, sewer, roadworks, footpath, stormwater)
ULDA reference number	DEV2012/250
Decision date	26/07/2012
Currency period	4 years from Decision date

Drawings or Documents	**Number**	**Plan or Document Date**
Locality Plan	SD 1.01 revision D	MAR 2012
Site Plan + Floor Plan	SD 1.02 revision G	MAR 2012, Amended in Red 26/07/2012
Lower Floor Plan	SD 1.03 revision F	MAR 2012
Upper Floor Plan	SD 1.04 revision F	MAR 2012
Site Plan + Roof Plan	SD 1.05 revision E	MAR 2012
Areas Diagram	SD 1.06 revision E	MAR 2012
Areas Diagram	SD 1.07 revision D	MAR 2012
Street Elevations	SD 2.01 revision B	MAR 2012, Amended in Red 26/07/2012
Street Elevations	SD 2.02 revision B	MAR 2012, Amended in Red 26/07/2012
Street Elevations	SD 2.03 revision B	MAR 2012
Street Elevations	SD 2.04 revision B	MAR 2012, Amended in Red 26/07/2012
Typical Unit – B.2 + B.2m Floor Plan	SD 3.01 revision B	MAR 2012, Amended in Red 26/07/2012
Typical Unit – B.3 + B.3m Floor Plan	SD 3.03 revision C	MAR 2012, Amended in Red 26/07/2012
Unit Elevations	SD 4.11 revision B	MAR 2012
Unit Elevations	SD 4.12 revision B	MAR 2012
Unit Elevations	SD 4.21 revision B	MAR 2012
Unit Elevations	SD 4.22 revision B	MAR 2012
Unit Elevations	SD 4.31 revision B	MAR 2012
Unit Elevations	SD 4.32 revision B	MAR 2012
Unit Elevations	SD 4.41 revision B	MAR 2012, Amended in Red 26/07/2012
Unit Elevations	SD 4.42 revision B	MAR 2012, Amended in Red 26/07/2012
Roadworks & Stormwater Drainage Layout Plan, prepared by GHD	41-24911-C010 Rev A	29 March 2012
Road Typical Sections Plan, prepared by GHD	41-24911-C012 Rev A.	29 March 2012
Typical Landscape Treatment House Type B3 & Site 4, Plans for Units 11-16 only, prepared by RPS	SD_L1.07_02	March 2012, Amended in Red 26/07/2012
Landscape Site Plan, prepared by RPS	SD_L1.01_01	April 2011, Amended in Red 26/07/2012
Planting Schedule, prepared by RPS	SD_L1.02_01	April 2012, Amended in Red 26/07/2012

PROJECT TEAM

Helen Caswell Principal Planner Development Assessment Urban Land Development Authority	**Brianna Fyffe** Planner Development Assessment Urban Land Development Authority	**David Elliott** Principal Engineer Development Assessment Urban Land Development Authority

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 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.	**Construction Management Plan** Submit to the ULDA Principal Engineer a site based construction management plan that will include but not be limited to: a. provision for the management of traffic around and through the site during and outside of construction work hours; b. provision for parking and materials delivery during and outside of construction hours of work; c. management of sedimentation, erosion and dust generated from the site during and outside construction work hours; d. management of groundwater and surface water collection, treatment and disposal to accepted environmental standards; e. 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

5.	**Internal Roadways & Car Parking** Design, construct, seal and linemark the internal roadways, vehicle crossover and car parking areas generally in accordance with approved Roadworks & Stormwater Drainage Layout Plan, prepared by GHD, 41-24911-C010 Rev A, dated 29 March 2012, and approved Road Typical Sections Plan, prepared by GHD, 41-24911-C012 Rev A, dated 29 March 2012. The design shall be certified by a Registered Professional Engineer Queensland (RPEQ) and be in accordance with *AS2890.1 Parking Facilities – Off Street Parking* and Isaac Regional Council's current standards.	Prior to commencement of use
6.	**Detailed Landscape Plans** a) Submit to the ULDA for compliance endorsement detailed Landscape Plans certified by a qualified (AILA) landscape architect generally in accordance with approved Typical Landscape Treatment House Type B3 & Site 4, Plans for Units 11-16 only, prepared by RPS, SD_L1.07_02, dated March 2012 Amended in Red 26/07/2012, approved Landscape Site Plan, prepared by RPS, SD_L1.01_01, dated April 2011 Amended in Red 26/07/2012 and approved Planting Schedule, prepared by RPS, SD_L1.02_01, dated April 2012 Amended in Red 26/07/2012 and the *Isaac Regional Council's* current standards. Landscape plan, where appropriate, is to demonstrate: • Typical landscaping and front entry gate treatment for Units addressing Utah Drive; • Location and screening of common refuse collection points, if any; • Location of common letterbox; • Treatment of adjoining development interfaces/edges; • Driveway and landscape treatment for significant sections of hardstand • Fencing and screening is to be constructed in accordance with Site Plan + Floor Plan SD 1.02 revision G, Amended in Red 26/07/2012; • 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; and • 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 of landscape works b) Prior to commencement of use

7.	**Water Reticulation** **Isaac Regional Council – Nominated Assessing Authority** a) Submit to the ULDA and Isaac Regional Council (IRC), as the Nominated Assessing Authority, 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. b) Connect all dwellings to the reticulated water supply in accordance with Isaac Regional Council's 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
8.	**Sewer Reticulation** **Isaac Regional Council (IRC) – Nominated Assessing Authority** a) Submit to the ULDA and Isaac Regional Council, as the Nominated Assessing Authority, detailed internal sewer layouts/designs in accordance with the IRC's current standards. b) Connect all dwellings to the reticulated sewerage system in accordance with Isaac Regional Council's 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
9.	**Stormwater Management (Quantity)** a) Submit to the ULDA Principal Engineer – Development Assessment certified by a Registered Professional Engineer of Queensland (RPEQ) detailed stormwater reticulation plans generally in accordance with approved Roadworks & Stormwater Drainage Layout Plan, prepared by GHD, 41-24911-C010 Rev A, dated 29 March 2012 and Isaac Regional Council Standards. b) Construct all stormwater quantity works in accordance with the certified plans	a) Prior to commencement of works b) Prior to commencement of use
10.	**Stormwater Management (Quality)** a) Submit to the ULDA Principal Engineer – Development Assessment certified by a Registered Professional Engineer of Queensland (RPEQ) detailed stormwater quality plans generally demonstrating compliance with the Department of Environment and Resource Management's *Urban Stormwater Quality Planning Guidelines 2010* (Central Coast North - Table 2.2). b) Construct all stormwater quality works in accordance with the certified plans	a) Prior to commencement of works b) Prior to commencement of use
11.	**Waste Management** **Isaac Regional Council (IRC) – Nominated Assessing Authority** Enter into an agreement with the Isaac Regional Council, as the Nominated Assessing Authority, or a registered waste management contractor to provide a waste collection service to the development.	Prior to the commencement of use and to be maintained
12.	**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

13.	**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 *'New Developments: Deployment of the NBN Co Conduit and Pipe Network – Guidelines for Developers' (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).	a) Prior to commencement of use b) Prior to commencement of use
14.	**Repair damage to Kerb, Footpath or Road** Repair to the satisfaction of the Isaac Regional Council 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 the commencement of use
15.	**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 the commencement of use
16.	**Erosion and Sediment Control** a) Submit to the ULDA an Erosion and Sediment Control (ESC) Plan in accordance with *Isaac Regional Council Development Guidelines*. 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
17.	**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 the commencement of use
18.	**Outdoor Lighting** Design outdoor lighting to minimise light spill in the adjacent residential properties in accordance with *AS: 4282;1997 Control of the Obtrusive Effects of Outdoor Lighting*	Prior to commencement of use
19.	**Footpath** a) Design and construct a footpath for the full frontage of the development to match the existing footpath width in Utah Drive to Isaac Regional Council's current standards. b) Submit to the ULDA 'as-constructed' plans and asset register of the footpath works certified by a Registered Professional Engineer Queensland (RPEQ)	a) Prior to commencement of use b) Prior to commencement of use

20. **Infrastructure Contributions (Multiple Residential)**

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 the Decision date.

The current contribution has been calculated in accordance with the Isaac Regional Council's adopted *Infrastructure Contributions Subsidisation Policy* effective on 20 July 2011 which is as follows:

The primary subsidised infrastructure charges rate to which the subsidisation schedule is applicable is as follows:

Year	3+ Bedroom Dwelling	1 or 2 Bedroom Dwelling
2012	$17,000	$20,000
2013	$19,000	$20,000
2014	$21,000	$20,000
2015	$23,000	$20,000

Additional subsidy based on Schedule 1 of the Policy for Moranbah is as follows:

3 Bedroom subsidy rate is $15,675.28 x 12 (16 units less discount of 4 lots) = $188,103.36

Water	Sewerage	Stormwater	Transport	Parks
$3,649.90	$3,649.90	$3,563.63	$4,436.15	$375.70

Total for 2011/2012 financial year = $188,103.36*

*This charge will be adjusted each financial year in accordance with the:

- *Infrastructure Contributions Subsidisation Policy* and
- three year rolling average of the Queensland Roads and Bridges Index.

Note: The above Infrastructure Charges (IC) calculations are subject to offsets for previous IC payments for the site. Credit will be applied upon procurement of receipt of previous applicable infrastructure contributions.

Prior to endorsement of the Community Management Statement or commencement of use, whichever comes first

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 *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. For all enquiries regarding these conditions please contact the IRC.

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 ****