

ULDA DECISION NOTICE

Site Address	Currey St, Roma	
Real property description	Lot 900 on SP252073	
Type of Approval	UDA development permit subject to conditions	
Aspects of Development	Material Change of Use and associated Operational Works	
Description of Proposal	Multiple Residential (Temporary 2 years only for 56 temporary construction workers accommodation) and associated Operational Works (Soil Erosion and Sediment Control, Stormwater Drainage Works, Wastewater Management, Filling and Excavation, Driveway and Car parking)	
ULDA reference number	DEV2012/218	
Decision date	05 June 2012	
Currency period	2 years from Decision date	
Approved Drawings or Documents	Number	Plan / Document Date
Plan of Proposed Temporary Accommodation	BRRM6238-DES-002 Rev A	07/12/2011
Sales Presentation	SQE4_144033B1	12/02/2008
Plan	4188-001 A01	06/09/2011
Elevations	4188-001 A02	06/09/2011
Potable Water Reticulation Layout Plan Sheet 2 of 2	105848-602 Rev 2	October 2011

PROJECT TEAM

Dou Ribu Senior 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 and to be maintained
3	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

CONDITION		TIMING
4	Duration of Interim Use (2 years) a) This UDA development approval is for a period of 2 years from the Decision Date. b) Submit to the ULDA a decommissioning strategy outlining how all buildings and constructed infrastructure as a result of the UDA development approval will be removed and the site rehabilitated at the conclusion of the 2 year duration of the UDA development approval. c) Carry out all necessary works as a result of part b) of this condition.	a) As indicated b) Prior to the commencement of use c) Prior to the UDA development approval lapsing
5	Erect sign a) Submit to the ULDA for compliance endorsement size, wording and location(s) for signage which is to describe the nature and duration of the approved use. b) Erect the approved signage in accordance with part a) of this condition.	a) Prior to the commencement of use b) To be maintained for the duration of the 2 year approval period.
6	Energy and Water Efficiency Submit to the ULDA written certification from a qualified energy efficiency specialist that the energy and water efficient features employed in the accommodation buildings include but are not limited to: ▪ Minimum energy efficiency to comply with requirements of Queensland Development Code (QDC) Mandatory Part (MP) 4.1 <i>Sustainable Buildings</i> and ▪ Water efficiency to comply with QDC MP 4.2 <i>Water Saving Targets</i> Other buildings: ▪ Compliance with National Construction Code (<i>Building Code of Australia</i> Vol 1) Section J.	Prior to the commencement of use
7	Soil Erosion and Sediment Control a) Submit to the ULDA a Construction Environmental Management 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 Construction Environmental Management Plan	a) Prior to commencement of works b) At all times during construction works
8	Stormwater Drainage a) Ensure that stormwater is managed generally in accordance with the certified Construction Environmental Management	At all times during site works and to be

CONDITION		TIMING
	Plan and drained from the site without causing annoyance or downstream nuisance to any person to a lawful point of discharge in accordance with <i>Maranoa Regional Council Standards</i> .	maintained for the duration of the temporary use
9	Temporary Car Parks a) Submit to the ULDA Principal Engineer detailed engineering plans certified by a Registered Professional Engineer Queensland (RPEQ) of the proposed all weather gravel car park areas as shown on the approved Plan of Proposed Temporary Accommodation BRRM6238-DES-002 Rev A dated 07/12/2011 designed in accordance with AS 2890: 1 <i>Parking Facilities</i>. The carpark surface design shall address the issue of stormwater run-off so as not to create a downstream nuisance. b) Construct the works in accordance with the approved plans <i>Advice:</i> Temporary car parking for the the first eight (8) rooms will be permitted on-street until the required off street car parks are constructed.	a) Prior to commencement of site works for the 9th single room b) Prior to commencement of use for the 9th single room
10	Water Connection Maranoa Regional Council (MRC) – Nominated Assessing Authority Connect the development to the existing water reticulation network generally in accordance with the approved Potable Water Reticulation Plan 105848-602 Rev 2 dated October 2011 to <i>Maranoa Regional Council's standards</i>.	Prior to commencement of use
11	Wastewater Management Maranoa Regional Council (MRC) – Nominated Assessing Authority a) Submit to the ULDA a written agreement with the Maranoa Regional Council to dispose of wastewater. b) Undertake the disposal of wastewater in accordance with part a) of this condition.	a) Prior to the commencement of site works b) Prior to the commencement of site works
12	Refuse Collection Maranoa Regional Council (MRC) – Nominated Assessing Authority a) Enter into an agreement with the Maranoa 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

CONDITION		TIMING
13	Filling and Excavation a) Undertake earthworks generally in accordance with <i>AS3798-2007 Guidelines on Earthworks for Commercial and Residential Developments</i>. b) Ensure works are inspected and tested to “Level 1” as defined in <i>AS3798-2007</i>	a) At all times during construction works b) At all times during construction works
14	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
15	Repair damage to road Maranoa Regional Council (MRC) – Nominated Assessing Authority Repair any damage to existing roadway, in accordance to Maranoa Regional Council standards, (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
16	Electricity Submit to the ULDA either: ▪ written evidence demonstrating that existing overhead 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 overhead electricity services.	Prior to commencement of use
17	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	a) Prior to commencement of site works

CONDITION		TIMING									
	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.	b) During site works and prior to commencement of use									
18	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 current contribution has been calculated in accordance with <i>Isaac Regional Council "Adopted Infrastructure Charges Resolution (No. 1) 2011"</i> amended to take into consideration that the proposed use is temporary with a maximum two(2) year life. For 1 or 2 bedroom units (short term accommodation) the current Maranoa Regional Council total charge is \$10,000 per unit. A charge of \$1,000 per unit to reflect the temporary use has been applied. <table border="1"> <thead> <tr> <th>Infrastructure</th><th>Calculation</th><th>Contribution</th></tr> </thead> <tbody> <tr> <td>1 or 2 bedroom units</td><td>32 units x \$1,000</td><td>\$32,000</td></tr> <tr> <td>TOTAL</td><td></td><td>\$32,000</td></tr> </tbody> </table> *The developer contributions will be adjusted for inflation each year and the amount payable will be that which applies at the time of actual payment.	Infrastructure	Calculation	Contribution	1 or 2 bedroom units	32 units x \$1,000	\$32,000	TOTAL		\$32,000	Prior to commencement of use
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1 or 2 bedroom units	32 units x \$1,000	\$32,000									
TOTAL		\$32,000									

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.

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 ****