

ULDA Decision Notice

Site Address	Belyando Avenue, Moranbah
Real property description	Lot 1 on M97367
Type of development	UDA development approval subject to conditions
Aspects of Development	Reconfiguring a Lot
Description of Proposal	Reconfiguration of 1 lot into 2 lots & associated operational works
ULDA reference number	DEV2012/210
Decision date	20 April 2012
Currency period	4 years from Decision date

Drawings or Documents	Number	Plan or Document Date
Proposed Subdivision of Lots 1 & 2 Plan prepared by DTS Group	A3 4115 Rev C	02/03/12
Bulk Earthworks Layout Plan prepared by Bornhorst + Ward	C010 Rev B	08/02/12
Roadworks and Drainage Layout Plan prepared by Bornhorst + Ward	C031 Rev B	08/02/12
Sewer Reticulation Layout Plan prepared by Bornhorst + Ward	C060 Rev B	08/02/12
Water Reticulation Layout Plan prepared by Bornhorst + Ward	C070 Rev B	08/02/12

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 survey plan endorsement
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 survey plan endorsement
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 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 survey plan endorsement
5 Water Reticulation Isaac Regional Council – Nominated Assessing Authority a) Submit to the ULDA Principal Engineer engineering plans certified by a Registered Professional Engineer Queensland (RPEQ) detailing the water reticulation, including connections, required to service each lot generally in accordance with that shown on the Bornhorst + Ward Water Reticulation Layout Plan C070 Rev B dated 08/02/12 and to the <i>Isaac Regional Council's</i> current standards. b) Construct the works in accordance with the approved plans a) Upon completion of the works, 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 commencement of works b) Prior to survey plan endorsement c) Prior to survey plan endorsement
6 Sewer Reticulation Isaac Regional Council – Nominated Assessing Authority a) Submit to the ULDA Principal Engineer engineering plans certified by a Registered Professional Engineer Queensland (RPEQ) detailing the sewer reticulation, including connections,	a) Prior to commencement of works

CONDITION	TIMING
required to service each lot generally in accordance with that shown on Bornhorst + Ward Sewer Reticulation Layout Plan C060 Rev B dated 08/02/12 and the <i>Isaac Regional Council's</i> current standards. b) Construct the works in accordance with the approved plans c) 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.	b) Prior to survey plan endorsement c) Prior to survey plan endorsement
7 Stormwater Management a) Submit to the ULDA Principal Engineer engineering plans including designs and calculations for stormwater quantity and quality certified by a Registered Professional Engineer Queensland (RPEQ) generally in accordance with Bornhorst + Ward Roadworks and Drainage Layout Plan C031 Rev B dated 08/02/12, and <i>Isaac Regional Council</i> standards. b) Construct the works in accordance with the approved plans. 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 part a) of this condition.	a) Prior to commencement of works b) Prior to survey plan endorsement c) Prior to survey plan endorsement
8 Filling and Excavation a) Submit to the ULDA Principal Engineer an Earthworks Management Plan prepared by a Registered Professional Engineer Queensland (RPEQ) specialising in geotechnical engineering generally in accordance with Bornhorst + Ward Bulk Earthworks Layout Plan C010 Rev B dated 08/02/12 b) Construct the earthworks in accordance with the certified plans c) Submit to the ULDA RPEQ verification 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 ▪ any retaining wall does not straddle two or more lots and/or ownerships.	a) Prior to commencement of works b) Prior to survey plan endorsement c) Prior to survey plan endorsement
9 Vehicle Access Construct a vehicle access to Lot 2 in accordance with <i>Isaac Regional Council's</i> current standards.	Prior to survey plan endorsement

CONDITION		TIMING
10	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 survey plan endorsement
11	Electricity Submit to the ULDA either written evidence: a) demonstrating that existing underground low-voltage electricity supply is available to the newly created lot 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
12	Telecommunications Submit to the ULDA an agreement with a telecommunication carrier to provide underground telecommunication services to the new lot within and adjacent to the proposed development.	Prior to survey plan endorsement
13	Broadband Provide infrastructure within the development to accommodate NBN services in accordance with NBN Co Limited <i>'New Developments: Deployment of the NBN Co Conduit and Pit Network – Guidelines for Developers'</i>, Doc. No NBN-TE-CTO-194, issue date 1st April 2011.	Prior to survey plan endorsement
14	Easements over Infrastructure Isaac Regional Council - Nominated Assessing Authority Public utility easements must be provided, in favour of and at no cost to Isaac Regional Council (IRC), over infrastructure located in private land that becomes contributed assets. The terms of the easements must be to the satisfaction of the IRC Chief Executive Officer.	Prior to survey plan endorsement
15	Access Easement to Lot 2 Provide an access easement in favour of Lot 2 generally in accordance with DTS Group Proposed Subdivision of Lots 1 & 2 Plan A3 4115 Rev C dated 02/03/12	Prior to survey plan endorsement
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 the Decision date. The current contribution has been calculated in accordance with the Isaac Regional Council's <i>Adopted Infrastructure Charges Resolution</i> effective on	Prior to survey plan endorsement

CONDITION	TIMING
20 July 2011. The applicable charge is 1 lot x \$28,000 = \$28,000.00 <i>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.</i>	

STANDARD ADVICE

UDA Development Approval

This UDA Development Approval does not include assessment against the following:

- Building Code of Australia and does not permit building work to occur. Prior to the commencement of any building work, a Development Permit under the *Sustainable Planning Act 2009* for Carrying out Building Work will be required.
- *Plumbing and Drainage Act 2002*. Prior to commencement of any building work a Compliance Permit will be required from the Isaac Regional Council.

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.

Dial Before You Dig

'Dial Before You Dig' enquiries are the responsibility of the developer. IRC and ULDA accept no responsibility for any issue arising from damage of services or conflicts between services.

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 ****