

ULDA DECISION NOTICE

Site Address	Goonyella Road, Moranbah
Real property description	Lot 78 on CP901715
Type of Approval	UDA development approval subject to conditions
Aspects of Development	Material Change of Use and Operational works
Description of Proposal	Interim Use (Construction Worker Accommodation) and associated stormwater, car parking and road works
ULDA reference number	DEV2011/193
Decision date	20 January 2012
Currency period	4 years from Decision date

Approved Drawings or Documents	Number	Plan or Document Date
Site Plan	Sheet No. 1	NOV 2011
West and South Elevations	Sheet No. 2	NOV 2011
Accommodation (8 Men)	Drawing No. 1 of 5	31/10/2011
Living Rooms	Drawing No. 2 of 5	31/10/2011
Ablution Block	Drawing No. 3 of 5	31/10/2011
1 Formans Accommodation	Drawing No. 4 of 5	31/10/2011
2 Formans Accommodation	Drawing No. 5 of 5	31/10/2011
Landscape Plan prepared by Element Design	ED11205 OPW-01 Rev A	17 Nov 2011
Landscape Plan prepared by Element Design	ED11205 OPW-02 Rev A	17 Nov 2011
Erosion & Sediment Control Plan prepared by Empire Engineering	C005 Rev C	13.12.11
Siteworks & Drainage Plan prepared by Empire Engineering	C010 Rev C	13.12.11
Water Connection Plan	11-540_1001	16 November 2011

PROJECT TEAM

Matt Toon Principal 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,	To be maintained

CONDITION		TIMING
	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.	
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 approval 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 UDA development approval.
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	Landscaping a) Construct the landscape works and planting generally in accordance with the approved plans: ▪ Landscape Plan ED11205 OPW-01 Issue A dated 17 November 2011 and ▪ Landscape Plan ED11205 OPW-02 Issue A dated 17 November 2011.	a) Prior to commencement of use

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CONDITION		TIMING
11	Roadworks a) Submit to the ULDA Principal Engineer detailed engineering plans certified by a Registered Professional Engineer Queensland (RPEQ) of the proposed internal road designed in accordance with <i>Isaac Regional Council</i> standards b) Construct the works in accordance with the approved plans to <i>Isaac Regional Council</i> standards. c) Submit to the ULDA in a format acceptable to the Isaac Regional Council 'as constructed' drawings for the roadworks certified by a Registered Professional Engineer of Queensland (RPEQ).	a) Prior to commencement of site works b) Prior to commencement of use c) Prior to the commencement of use
12	Water Reticulation Isaac Regional Council (IRC) – Nominated Assessing Authority a) Submit to the ULDA Principal Engineer detailed engineering plans certified by a Registered Professional Engineer Queensland (RPEQ) of the proposed water reticulation connection generally in accordance with the approved Water Connection Plan 11-540_1001 dated 16 November 2011 and <i>Isaac Regional Council</i> design standards b) Construct the works in accordance with the approved plans c) Maintain the water service d) Remove the water service and reinstate the road reserve to pre-development condition to the satisfaction of the Isaac Regional Council	a) Prior to the commencement of site works b) Prior to the commencement of use c) For the duration of the temporary use d) Within 6 weeks of cessation of the temporary use
13	Sewer Reticulation Isaac Regional Council (IRC) – Nominated Assessing Authority Connect to Isaac Regional Council sewer main shown on the approved Site Plan Sheet No.1 dated NOV 2011 in accordance with Isaac Regional Council standards.	Prior to commencement of use
14	Refuse Collection Isaac Regional Council (IRC) – Nominated Assessing Authority 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	a) Prior to the commencement of use and to be maintained b) Prior to commencement

CONDITION		TIMING
	details an alternative solution for refuse management.	of use
15	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
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 commencement of use
17	Repair damage to road Isaac Regional Council (IRC) – Nominated Assessing Authority 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
18	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.	Prior to commencement of use
19	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	a) Prior to commencement of site works

CONDITION		TIMING									
	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.	b) During site works and prior to commencement of use									
20	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 Isaac Regional Council total charge is \$10,000 per unit. A charge of \$1,000 per unit to reflect the temporary use and the provision of water supply to the site by the applicant 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>42 units x \$1,000</td><td>\$42,000</td></tr> <tr> <td>TOTAL</td><td></td><td>\$42,000</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	42 units x \$1,000	\$42,000	TOTAL		\$42,000	Prior to commencement of use
Infrastructure	Calculation	Contribution									
1 or 2 bedroom units	42 units x \$1,000	\$42,000									
TOTAL		\$42,000									

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.

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 ****