

UDA Decision Notice

Site Address	Moranbah Railway Station Rd, Moranbah
Real property description	Lot 25 on SP218555
Type of Approval	UDA development permit subject to the conditions forming part of this decision notice
Description of proposal	UDA development permit: - for Material change of use for: - Non-resident worker accommodation - 3,258 dwelling units and - Interim Use - 360 dwelling units for construction workers and - for Reconfiguring a lot - 1 into 3 lot subdivision - with a Plan of Development
ULDA reference number	DEV2011/191
Decision date	29 May 2012
Currency period	4 years from decision date

Approved Drawings or Documents	Number	Plan or Document Date
Plan of Proposed Reconfiguration Lot 25 on SP21855 Moranbah Railway Station Road	121247-P01 Sheet 1 of 2 Rev D	23/04/2012
Plan of Proposed Reconfiguration Lot 25 on SP21855 Moranbah Railway Station Road	121247-P01 Sheet 2 of 2 Rev D	23/04/2012
South Moranbah Village Master Plan – Site Plan and Plan of Development	DD001-J	14.11.11 (Amended in red 14 May 2012)
Landscape Master Plan	SP116501 – 001 issue: d	27 April 2012
South Moranbah Village Master Plan – Indicative single storey 316 cabins	DD040-E	14.11.11
South Moranbah Village Master Plan – Indicative single storey 224 cabins	DD041-E	14.11.11
South Moranbah Village Master Plan – Indicative dual storey 320 cabins	DD042-E	14.11.11
Report for DA – ESD by EMF Griffiths	Issue C	May 08 2012 (Amended in red 14 May 2012)

UDA development conditions

The UDA development conditions for this UDA development permit for reconfiguring a lot are as follows:

	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 survey plan endorsement
2	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 and ▪ 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 commencing site works b) At all times during site works

CONDITION		TIMING
3	Water reticulation a) Submit to the ULDA Principal Engineer for compliance endorsement a detailed Water Supply Strategy to service Lots 26 and 27. The strategy must include the following: - the provision of a trunk main to connect into the Council's existing or future proposed water network or - the provision of a connection to a private water main and associated On Site Water Treatment Plant to bring the water to potable standard or - a combination of the above. Endorsement in writing must be obtained from the Isaac Regional Council in respect to that part of the strategy relating to the connection into the existing or proposed future water reticulation network. b) Submit to the ULDA Principal Engineer for compliance endorsement engineering plans certified by a Registered Professional Engineer Queensland (RPEQ) detailing the water reticulation, including connections, required to service Lots 26 and 27 generally in accordance with the <i>Isaac Regional Council's</i> current standards. c) Construct the works in accordance with the endorsed plans from part a) of this condition. d) 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.	a) Prior to commencing site works b) Prior to commencing site works c) Prior to survey plan endorsement d) Prior to survey plan endorsement

CONDITION		TIMING
4	Sewer reticulation a) Submit to the ULDA Principal Engineer for compliance endorsement a detailed Sewerage Strategy to service Lots 26 and 27. Endorsement in writing must be obtained from the Isaac Regional Council in respect to that part of the strategy, which relates to the connection into the existing or proposed future sewerage network. Easements in favour of the IRC must be provided for sewer infrastructure within private property required to service lots 26 and 27. The provision of trunk infrastructure required to service Lots 26 and 27 must be generally in accordance with the Isaac Regional Council's Moranbah Sewerage Master Planning Strategy 2012. b) Submit to the ULDA Principal Engineer for compliance endorsement engineering plans certified by a Registered Professional Engineer Queensland (RPEQ) detailing the sewer reticulation, including connections, required to service Lots 26 and 27 generally in accordance with the <i>Isaac Regional Council's</i> current standards. c) Construct the works in accordance with the endorsed plans from part a) from this condition. d) 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.	a) Prior to commencing works b) Prior to commencing works c) Prior to survey plan endorsement d) Prior to survey plan endorsement
5	Soil erosion and sediment control a) Submit to the ULDA Principal Engineer an Erosion and Sediment Control (ESC) Plan in accordance with <i>Isaac Regional Council standards</i> and the <i>ICEA Best Practice Erosion & Sediment Control – November 2008</i> where works are proposed in disturbed areas b) Implement the endorsed Erosion and Sediment Control Plan on site	a) Prior to commencing site works for the relevant stage b) At all times during construction works
6	Electricity Submit to the ULDA written evidence that the applicant has entered into an agreement with an authorised electricity supplier (e.g. Ergon) to provide electricity services to Lots 26 and 27.	Prior to survey plan endorsement
7	Service conduits and 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 survey plan endorsement
8	Telecommunications Submit to the ULDA an agreement with a telecommunication carrier to provide telecommunication services to Lots 26 and 27.	Prior to survey plan endorsement

CONDITION		TIMING
9	Easements over infrastructure 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's Chief Executive Officer.	Prior to survey plan endorsement
10	Pre-construction certification If operational works are to be self-certified, no works shall commence until the ULDA acknowledges in writing receipt of certification package from the Project Coordinator in accordance with section 6.4 a) of the ULDA <i>Certification Procedure Manual</i>.	Prior to commencing site works
11	Post-construction certification If operational works are to be self-certified, submit Post-Construction (Practical Completion) Certification, forms and "as Constructed" plans including an asset register, certified by a Registered Professional Engineer Queensland (RPEQ), that the plans are a true record of the works "as constructed" in accordance with section 6.4 b) of the ULDA <i>Certification Procedure Manual</i>	Prior to survey plan endorsement
12	Infrastructure contributions Pay to the ULDA a monetary contribution towards the cost of the provision of essential infrastructure. The current contribution has been calculated in accordance with the Isaac Regional Council's <i>Adopted Infrastructure Charges Resolution (no.1) 2011</i>. The applicable charge is \$56,000.00* based on 3 x \$28,000 minus 1 credit for the existing lot. <i>Notes:</i> This charge will be adjusted each financial year in accordance with the: • <i>Infrastructure Contributions Subsidisation Policy</i> and • three year rolling average of the Queensland Roads and Bridges Index. <i>The above Infrastructure Charges (IC) calculations may be subject to offsets where approved in writing by the ULDA.</i>	Prior to survey plan endorsement

The UDA development conditions for this UDA development permit for material change of use for Non-resident worker accommodation – 3, 258 dwelling units are as follows:

Staging - All works and applications required herein are relevant to each individual stage. Where reference is made to further compliance endorsement or completion of works those documents/works are limited to each individual stage.

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 survey plan endorsement for the relevant stage
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.	As indicated
3	Submit detail design for compliance endorsement a) For Stage B - submit to the ULDA for compliance endorsement all building elevations and floor plans of the proposed ancillary central facilities, linen and store rooms and the village entrance statement. The plans and drawings are to be generally in accordance with the approved South Moranbah Village Master Plan – Site Plan and Plan of Development DD001-J dated 14.11.11. b) For Stage C - submit to the ULDA for compliance endorsement all building elevations and floor plans of the proposed ancillary central facilities, recreation facilities and ancillary training facility generally in accordance with the approved South Moranbah Village Master Plan – Site Plan and Plan of Development DD001-J dated 14.11.11. c) Construct the buildings in accordance with the endorsed plan(s) from part a) and b) of this condition.	a) Prior to approval of Building Works for Stage B b) Prior to approval of Building Works for Stage C c) Prior to commencing the use for the relevant stage
4	Sustainable design a) Construct the development to include all sustainability initiatives generally in accordance with the approved Report for DA – ESD by EMF Griffiths Issue C dated May 08 2012 (Amended in Red 14 May 2012). b) Submit to the ULDA written certification from a qualified sustainability professional that all sustainability initiatives as stated in the approved Report for DA – ESD by EMF Griffiths Issue C dated May 08 2012 (Amended in Red 14 May 2012) has been implemented.	Prior to commencing the use for the relevant stage

	CONDITION	TIMING
5	Landscape works for compliance endorsement a) Submit to the ULDA for compliance endorsement a detailed Landscape Plan certified by a qualified (AILA) Landscape Architect generally in accordance with the approved Landscape Master Plan SP116501 – 001 issue: d dated 27 April 2012 relevant parts of the Report for DA – ESD by EMF Griffiths Issue C dated May 08 2012 and ULDA <i>Guideline no. 3 - Non-resident worker accommodation Appendix 2: Supplementary landscape guide</i>. Landscape plan is to include details of the: ▪ 10m and 6m landscape buffer (screen verses security fencing etc) between proposed Lots 27 and Lot 26 clear of any car parking ▪ Screening (fencing and landscaping) between car and bus parking and central facilities etc with accommodation areas ▪ Remainder of external site buffering/ fencing between proposed Lot 27 and Lot 25 and Moranbah Railway Station Road and ▪ Internal signage and way finding strategy. b) Submit to the ULDA certification from a qualified (AILA) Landscape Architect that the works have been inspected and constructed in accordance with the endorsed landscape plan from part a) of this condition.	a) Prior to commencing site works for the relevant Stage b) Prior to the commencing the use for the relevant Stage

	CONDITION	TIMING
6	Affordable housing contribution a) Unless there is an infrastructure agreement (to which part 6A of the Urban Land Development Authority Act 2007 applies) to the contrary, for a period of five (5) years from the date of the commencement of use for each stage, 5% of the total rooms ("the affordable rooms") must be made available at all times (unless already occupied by an eligible household) to eligible households. Eligible households are low to moderate income households as set out in ULDA Guideline Number 16 - Housing and that meet the criteria set out in the ULDA Guideline no. 3 - Non-resident worker accommodation. b) During that 5 year period, the affordable rooms must not be occupied by any person or group that is not an eligible household. c) The rent payable for an affordable room must not exceed the level of affordable rent as set out in the most recent version of <i>ULDA Guideline no. 16 - Housing</i>. d) Affordable rooms must be made available equally across all three bands as set out in the most recent version of <i>ULDA Guideline no. 16 - Housing</i>. e) Prior to the commencement of use for Stage 1 provide the ULDA with a copy of the agreement (on terms satisfactory to the Chief Executive Officer, ULDA) entered into between all owners of the land and the <i>Isaac Affordable Housing Trust</i> in relation to the management of the rental of affordable rooms to eligible households. The agreement must include the following terms: i. that any variation to the arrangement will require the written agreement of the Chief Executive Officer, ULDA, or its appointed agent; ii. if the land (or any part of the land) is transferred the transferee must enter into a deed agreeing to be bound by the terms of the agreement. That deed must include a covenant that any subsequent transferee of the land (or any part of the land) must enter into a deed on similar terms including this term. iii. A requirement to provide the ULDA, or its appointed agent, a report (every three months after the commencement of use for each stage) demonstrating that 5% of the affordable rooms have been made available to eligible households. <i>Note: An infrastructure agreement may require provision of a monetary payment (which may be reduced for early payment) as an alternative to provision of all or part of the affordable rooms.</i>	As indicated

CONDITION		TIMING
7	Soil erosion and sediment control a) Submit to the ULDA Principal Engineer an Erosion and Sediment Control (ESC) Plan in accordance with <i>Isaac Regional Council standards</i> and the <i>ICEA Best Practice Erosion & Sediment Control – November 2008</i>. b) Implement the submitted Erosion and Sediment Control Plan on site	a) Prior to commencing site works for the relevant stage b) At all times during construction of the relevant stage
8	Stormwater management (quantity and quality) a) Submit to the ULDA for compliance endorsement detailed engineering plans for trunk and local stormwater drainage infrastructure certified by a Registered Professional Engineer of Queensland (RPEQ) demonstrating that suitably treated 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 the <i>Queensland Urban Drainage Manual (QUDM)</i> and the <i>ULDA Guideline No 3 NRWA Design Benchmark 1-11 - WSUD principles</i>. The stormwater drainage design must demonstrate that: ▪ discharge from the subject site shall be non-worsening as per pre-development, in regard to location, duration, frequency, concentration and point of discharge to downstream properties including road reserves. ▪ external stormwater flow entering the site shall not be restricted ▪ internal swales shall be lined and landscaped to assist in the removal of sediment. ▪ water quality devices proposed can meet the required ULDA and/or Isaac Regional Council standards. Provide easements where necessary in favour of the Isaac Regional Council to cater for external stormwater flows through the subject site. b) Construct all stormwater drainage in accordance with the endorsed plan(s) from part a) of this condition. c) Submit to the ULDA 'as constructed' drawings for the trunk stormwater drainage infrastructure within the site, certified by a Registered Professional Engineer of Queensland (RPEQ) in accordance with part b) of this condition.	a) Prior to commencing site works for the relevant stage b) Prior to commencing the use for the relevant stage c) Prior to the commencement of use for the relevant stage

CONDITION		TIMING
9	Water reticulation – internal a) Submit to the ULDA Principal Engineer detailed engineering plans and network analysis certified by a Registered Professional Engineer Queensland (RPEQ) for the internal water reticulation together with advice in writing from the Isaac Regional Council (IRC) that the proposed internal reticulation generally meets Council standards. b) Connect all dwelling units to the reticulated water supply in accordance with <i>Isaac Regional Council's</i> current standards at no cost to the IRC.	a) Prior to commencing work for the relevant stage b) Prior to commencing the use for the relevant stage

	CONDITION	TIMING
10	Water reticulation – external a) Submit to the ULDA Principal Engineer for compliance endorsement a detailed Water Supply Strategy to service the development. The strategy must include either: ▪ the provision of a trunk main to connect into the Isaac Regional Council's (IRC) existing or future proposed water network or ▪ the provision of a connection to a private water main and associated On Site Water Treatment Plant to bring the water to potable standard or ▪ a combination of the above. Endorsement in writing shall be obtained from the IRC in respect to that part of the strategy, which relates to the connection into the existing or proposed future water reticulation network. b) Submit to the ULDA Principal Engineer for compliance endorsement detailed engineering plans certified by a Registered Professional Engineer Queensland (RPEQ) for the provision of water infrastructure as required by the endorsed Water Supply Strategy. For trunk main connection to the existing or future proposed network provide ▪ advice in writing from the IRC that the plans generally meet with their standards and ▪ if the water main alignment passes through private property, documentary evidence that the current land owner approves of the proposed trunk water main alignment and is prepared to agree to the provision of an infrastructure easement. c) Construct all works in accordance with the endorsed plans from part b) of this condition. d) Upon completion of all trunk water works submit to Isaac Regional Council 'as-constructed' drawings and information in accordance with the ULDA and Isaac Regional Council requirements, including an asset register checked and certified by a Registered Professional Engineer Queensland (RPEQ), certifying that the works have been completed in accordance with the endorsed plans and Isaac Regional Council's adopted standards. Witnessed and certified pressure tests and disinfection test results shall be provided to IRC.	a) Prior to commencing works for Stage 1 b) Prior to commencing works for Stage 1 c) As required by the endorsed Water Supply Strategy d) Prior to the commencing the use for the relevant stage as per the endorsed Water Supply Strategy

CONDITION		TIMING
11	Sewer reticulation - internal a) Submit to the ULDA Principal Engineer detailed engineering plans certified by a Registered Professional Engineer Queensland (RPEQ) for the internal sewer reticulation in accordance with Isaac Regional Council (IRC) standards. b) Connect all dwelling units and other facilities as required to the reticulated sewerage system in accordance with <i>Isaac Regional Council's</i> current standards at no cost to the IRC.	a) Prior to commencing works for the relevant stage b) Prior to commencing the use for the relevant stage

	CONDITION	TIMING
12	Sewer reticulation – external a) Submit to the ULDA Principal Engineer for compliance endorsement a detailed Sewerage Strategy to service the development. The strategy must include either: ▪ the provision of a trunk main to connect into the Council's existing or future proposed sewer network generally in accordance with the Isaac Regional Council's (IRC) Moranbah Sewerage Master Planning Strategy 2012 or ▪ the provision of an On Site Sewage Treatment Plant (OSSTP) or ▪ a combination of the above. Endorsement in writing shall be obtained from the Isaac Regional Council in respect to that part of the strategy, which relates to the connection into the existing or proposed future sewerage network. Provision shall be made for easements in favour of the IRC for future trunk sewer infrastructure required by the IRC's Moranbah Sewerage Master Planning Strategy 2012. <i>Please note that an OSSTP is an ERA 63 which will require an additional UDA development approval.</i> b) Submit to the ULDA Principal Engineer for compliance endorsement detailed engineering plans certified by a Registered Professional Engineer Queensland (RPEQ) for the provision of sewerage infrastructure as required by the endorsed Sewerage Strategy. For trunk main connection to the existing or future proposed network provide: ▪ advice in writing from the Isaac Regional Council (IRC) that the plans generally meet with their standards and ▪ documentary evidence that the current land owner approves of the proposed trunk sewer alignment and is prepared to agree to the provision of an infrastructure easement. c) Construct all condition b) works in accordance with the endorsed plans. d) Upon completion of all trunk sewer works submit to IRC a closed circuit television (CCTV) survey of the trunk sewers and 'as-constructed' drawings and information in accordance with the ULDA and IRC requirements, including an asset register checked and certified by a Registered Professional Engineer Queensland (RPEQ), certifying that the works have been completed in accordance with the endorsed plans and IRC's adopted standards. Witnessed and certified pressure tests and disinfection test results shall be provided to IRC.	a) Prior to commencing works for Stage 1 b) Prior to commencing works for Stage 1 c) As required by the endorsed Sewerage Strategy d) Prior to commencing the use for the relevant stage as per the endorsed Sewerage Strategy

CONDITION		TIMING
13	Roadworks – internal a) Submit to the ULDA Principal Engineer for compliance endorsement detailed engineering plans certified by a Registered Professional Engineer Queensland (RPEQ) of the proposed internal road network including bus infrastructure, signs and linemarking and traffic control devices generally in accordance with the ULDA Guideline No. 6 Streets & Movement Network and the Isaac Regional Council standards. b) Construct the works in accordance with the endorsed plans.	a) Prior to commencing works for the relevant stage b) Prior to commencing the use for the relevant stage
14	Moranbah access road / Moranbah Railway Station Road intersection a) Submit to the ULDA Principal Engineer for compliance endorsement detailed engineering plans certified by a Registered Professional Engineer Queensland (RPEQ) of the proposed Goonyella Road/ Moranbah Railway Station Road intersection upgrade to traffic signals in accordance with <i>Austroads - Guide to Road Design Part 4 Intersections & Crossings</i> b) Construct the works in accordance with the endorsed plans from part a) of this condition. c) Upon completion of all construction works submit to the ULDA 'as-constructed' drawings in a format acceptable to the Isaac Regional Council, including an asset register checked and certified by a Registered Professional Engineer Queensland (RPEQ), certifying that the works have been completed in accordance with the endorsed plans. <i>Advice:</i> <i>Subject to the inclusion of this intersection in Isaac Regional Council's Priority Infrastructure Plan currently being reviewed, this intersection upgrade may be eligible for partial or full cost offset against the infrastructure contributions.</i>	a) Prior to commencing site works b) Prior to commencing the use for Stage 3 or the 1,800th room whichever comes first c) Prior to commencing the use for Stage 3 or the 1,800th room whichever comes first
15	Moranbah Railway Station Road site entrances a) Submit to the ULDA Principal Engineer for compliance endorsement detailed engineering plans certified by a Registered Professional Engineer Queensland (RPEQ) of the proposed site entrances in Moranbah Railway Station Road in accordance with Austroads and Isaac Regional Council standards. b) Construct the works in accordance with the endorsed plans from part d) of this condition. c) Upon completion of all construction works submit to the ULDA 'as-constructed' drawings in a format acceptable to the Isaac Regional Council, including an asset register checked and certified by a Registered Professional Engineer Queensland (RPEQ), certifying that the works have been completed in accordance with the endorsed plans.	a) Prior to commencing works for the relevant stage b) Prior to commencing the use for the relevant stage c) Prior to commencing the use for the relevant stage

CONDITION		TIMING
16	Refuse collection Either: 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 to refuse management.	Prior to commencing the use for Stage 1 and to be maintained
17	Emergency access Submit written confirmation to the ULDA from the <i>Queensland Fire & Rescue Service (QFRS)</i> and the <i>Queensland Ambulance Service (QAS)</i> that they are aware of the onsite emergency management plan in the case of an emergency response. <i>Note: This condition is to ensure that in the case of an emergency the QFRS or QAS are able to locate the correct location of the emergency within the accommodation village.</i>	Prior to the commencing the use for Stage 1 and to be maintained
18	Filling and Excavation a) Submit to the ULDA Principal Engineer an earthworks plan and cross sections, checked and certified by a Registered Professional Engineer of Queensland (RPEQ-Civil). The plan is to demonstrate that the finished floor level of each unit is at least the 1% Annual Exceedance Probability (AEP) flood level plus 300mm. b) Submit to the ULDA Principal Engineer certification from a RPEQ specialising in geotechnical engineering stating that all constructed cut/fill batters and/or retaining structures have achieved adequate stability with a factor of safety greater than 1.5 and that all cut and fill operations have been carried out in accordance with <i>AS3798-2007 Guidelines on Earthworks for Commercial</i> and any unsuitable material encountered has been treated or replaced with suitable replacement material.	a) Prior to commencing works for the relevant stage b) Prior to commencing building works for the relevant stage
19	Service conduits and 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 endorsed development.	Prior to commencement of use for the relevant stage
20	Repair damage to roads and services Repair any damage to existing roadways and/or IRC services that may occur during any works carried out in association with the endorsed development.	Prior to the commencement of use for the relevant stage

CONDITION		TIMING
21	Electricity a) Submit to the ULDA: a) written evidence that an agreement has been entered into with an authorised electricity supplier (e.g. Ergon) to provide electricity services and b) for compliance endorsement a peak energy demand reduction strategy . The strategy may include but not be limited to, alternative air conditioning technologies (peak smart or gas) or use of onsite generation to meet onsite peak demand. b) Carry out the endorsed strategy in accordance with part b) of this condition.	a) Prior to commencement of use for Stage 1 b) To be maintained
22	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 endorsed 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 endorsed 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 commencing site works for the relevant stage b) During site works for the relevant stage
23	Easements over infrastructure – water supply, sewerage, drainage Where public utilities are located on private land, public utility easements must be provided in favour of the Isaac Regional Council (IRC). The terms of the easements must be to the satisfaction of the IRC Chief Executive Officer	Prior to commencing the use for the relevant stage

CONDITION		TIMING
24	Broadband If operational works are to be self-certified then 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 commencing the use for the relevant stage
25	Pre-construction certification If operational works are to be self-certified, no works shall commence until the ULDA acknowledges in writing receipt of certification package from the Project Coordinator in accordance with section 6.4 a) of the ULDA <i>Certification Procedure Manual</i>.	Prior to commencing site works for relevant stage
26	Post-construction certification If operational works are to be self-certified, submit post-construction (Practical Completion) certification, forms and "as Constructed" plans including an asset register, certified by a Registered Professional Engineer Queensland (RPEQ), that the plans are a true record of the works "as constructed" in accordance with section 6.4 b) of the ULDA <i>Certification Procedure Manual</i>.	Prior to commencing the use for relevant stage
27	Infrastructure contributions (3,258 dwelling units) Pay to the ULDA a monetary contribution of \$32,580,000 (i.e. \$10,000 per unit) towards the cost of the provision of essential infrastructure. This contribution has been calculated in accordance with the Isaac Regional Council's adopted <i>Infrastructure Contributions Subsidisation Policy (no.1) 2011</i>. <i>Note:</i> This charge will be adjusted each financial year in accordance with the: • <i>Infrastructure Contributions Subsidisation Policy</i> and • three year rolling average of the Queensland Roads and Bridges Index. <i>The above Infrastructure Charges (IC) calculations may be subject to offsets where approved in writing by the ULDA.</i>	Prior to commencing use for relevant stage

The UDA development conditions for this UDA development permit for material change of use for an Interim Use for 360 dwelling units for construction workers (identified as Stage A).

CONDITION	TIMING
1 Cessation of the interim use a) The Interim use must cease the sooner of: i. 10 years from the date of the certificate of classification ii. when the <i>Caval Ridge mine</i> activities (including but not limited to dumps, stockpiles, pit, buildings, vegetation clearing, excavating/extracting, blasting activity and load out facilities) encroach within 8km of the subject site. The distance to be measured from the southern boundary of Lot 25 or iii. as a result of mining activities - where monitoring identifies that the air quality for PM₁₀ exceeds the maximum standard identified in the Air National Environment Protection Measure for Ambient Air Quality, which is for PM₁₀, 50µg/m³ for a 24-hour period for no more than five days per year. For the purpose of determining air quality, monitoring is to exclude natural events such as bush fires and dust storms etc. b) For the purpose of compliance with parts ii) and iii) above, submit annually (on the anniversary of the Decision Date) to the ULDA an air quality report prepared by an appropriately qualified person. c) Notify the ULDA in writing when the use ceases.	As indicated
2 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 commencing the use and to be maintained
3 Detail design a) Submit to the ULDA for compliance endorsement all building elevations and floor plans of the proposed central facilities, recreation facilities and store rooms and the site office. Staff parking is also to be provided in reasonable proximity to the site office. The plans and drawings are to be generally in accordance with the approved South Moranbah Village Master Plan – Site Plan and Plan of Development DD001-J dated 14.11.11. b) Construct the buildings in accordance with the endorsement from part a) of this condition.	a) Prior to approval of Building Works b) Prior to commencing the use

CONDITION	TIMING
4 Landscape works a) Submit to the ULDA for compliance endorsement a detailed Landscape Plan certified by a qualified (AILA) Landscape Architect generally in accordance with the approved Landscape Master Plan SP116501 – 001 issue: d dated 27 April 2012 relevant parts of the Report for DA – ESD by EMF Griffiths Issue C dated May 08 2012 and ULDA <i>Guideline no. 3 - Non-resident worker accommodation Appendix 2: Supplementary landscape guide</i>. Where relevant the landscape plan is to clearly illustrate details of the: • 10m and 6m landscape buffer (screen verses security fencing etc) between proposed Lots 27 and Lot 26 clear of any car parking • Screening (fencing and landscaping) between car and bus parking, future sewerage treatment plant site and central facilities etc with accommodation areas • Remainder of external site buffering/ fencing between proposed Lot 27 and Lot 25 and Moranbah Railway Station Road and • Internal signage and way finding strategy. 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 commencing site works b) Prior to commencing the use

CONDITION	TIMING
5 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 endorsed 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 endorsed 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 commencing site works b) At all times during site works

CONDITION	TIMING
6 Stormwater management (quantity and quality) a) Submit to the ULDA Principal Engineer for compliance endorsement detailed engineering plans for trunk and local stormwater drainage infrastructure certified by a Registered Professional Engineer of Queensland (RPEQ) demonstrating that suitably treated 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 the <i>Queensland Urban Drainage Manual (QUDM)</i> and the <i>ULDA Guideline No 3 NRWA Design Benchmark 1-11 - WSUD principles</i>. The stormwater drainage design must demonstrate that: • discharge from the subject site shall be non-worsening as per pre-development, in regard to location, duration, frequency, concentration and point of discharge to downstream properties including road reserves • external stormwater flow entering the site shall not be restricted • internal swales shall be lined and landscaped to assist in the removal of sediment • water quality devices proposed can meet the required ULDA and/or Isaac Regional Council standards and provide easements where necessary in favour of the Isaac Regional Council to cater for external stormwater flows through the subject site. b) Construct all stormwater drainage in accordance with the endorsed plans from part a) of this condition. c) Submit to the ULDA Principal Engineer 'as constructed' drawings for the trunk stormwater drainage infrastructure within the site, certified by a Registered Professional Engineer of Queensland (RPEQ) in accordance with part a) of this condition.	a) Prior to commencing site works b) Prior to the commencing the use c) Prior to the commencement of use
7 Water reticulation - internal a) Submit to the ULDA Principal Engineer detailed engineering plans and network analysis certified by a Registered Professional Engineer Queensland (RPEQ) for the internal water reticulation together with advice in writing from the Isaac Regional Council (IRC) that the proposed internal reticulation generally meets Council standards. b) Connect all dwelling units to the reticulated water supply in accordance with <i>Isaac Regional Council's</i> current standards at no cost to the IRC.	a) Prior to commencing works b) Prior to commencing the use

CONDITION	TIMING
8 Water reticulation – external a) Submit to the ULDA Principal Engineer for compliance endorsement a detailed Water Supply Strategy to service the development. The strategy must include the following: - the provision of a trunk main to connect into the Council's existing or future proposed water network or - the provision of a connection to a private water main and associated On Site Water Treatment Plant to bring the water to potable standard or - a combination of the above. Endorsement in writing shall be obtained from the Isaac Regional Council in respect to that part of the strategy, which relates to the connection into the existing or proposed future water reticulation network. b) Submit to the ULDA Principal Engineer for compliance endorsement detailed engineering plans certified by a Registered Professional Engineer Queensland (RPEQ) for the provision of water infrastructure as required by the endorsed Water Supply Strategy. For trunk main connection to the existing or future proposed network provide - advice in writing from the Isaac Regional Council (IRC) that the plans generally meet with their standards; and. - If the water main alignment passes through private property, documentary evidence that the current land owner approves of the proposed trunk water main alignment and is prepared to agree to the provision of an infrastructure easement. c) Construct all works in accordance with the endorsed plans from part b) of this condition. d) Upon completion of all trunk water works submit to Isaac Regional Council 'as-constructed' drawings and information in accordance with the ULDA and Isaac Regional Council requirements, including an asset register checked and certified by a Registered Professional Engineer Queensland (RPEQ), certifying that the works have been completed in accordance with the endorsed plans and Isaac Regional Council's adopted standards. Witnessed and certified pressure tests and disinfection test results shall be provided to IRC.	a) Prior to commencing site works b) Prior to commencing works c) As required by the endorsed Water Supply Strategy d) Prior to commencing the use as per the endorsed Water Supply Strategy
9 Sewer reticulation - internal a) Submit to the ULDA Principal Engineer detailed engineering plans certified by a Registered Professional Engineer Queensland (RPEQ) for the internal sewer reticulation in accordance with Isaac Regional Council (IRC) standards. b) Connect all dwelling units and other facilities as required to the reticulated sewerage system in accordance with <i>Isaac Regional Council's</i> current standards at no cost to the IRC.	a) Prior to commencing site works b) Prior to commencing the use

CONDITION	TIMING
10 Sewer reticulation – external a) Submit to the ULDA Principal Engineer for compliance endorsement a detailed Sewerage Strategy to service the development. The strategy could include the following: ▪ The provision of a trunk main to connect into the Council's existing or future proposed sewer network generally in accordance with the Isaac Regional Council's (IRC) Moranbah Sewerage Master Planning Strategy 2012 or ▪ The provision of an On Site Sewage Treatment Plant (OSSTP) or ▪ A combination of the above. Endorsement in writing shall be obtained from the Isaac Regional Council in respect to that part of the strategy, which relates to the connection into the existing or proposed future sewerage network. Provision shall be made for easements in favour of the IRC for future trunk sewer infrastructure required by the IRC's Moranbah Sewerage Master Planning Strategy 2012. <i>Please note that an OSSTP is an ERA 63 which will require an additional UDA development approval.</i> b) Submit to the ULDA Principal Engineer for compliance endorsement detailed engineering plans certified by a Registered Professional Engineer Queensland (RPEQ) for the provision of sewerage infrastructure as required by the endorsed Sewerage Strategy. For trunk main connection to the existing or future proposed network provide ▪ advice in writing from the Isaac Regional Council (IRC) that the plans generally meet with their standards; and. ▪ Documentary evidence that the current land owner approves of the proposed trunk sewer alignment and is prepared to agree to the provision of an infrastructure easement. c) Construct all condition b) works in accordance with the endorsed plans. d) Upon completion of all trunk sewer works submit to Isaac Regional Council a closed circuit television (CCTV) survey of the trunk sewers as conditioned in a)(1) and (c), 'as-constructed' drawings and information in accordance with the ULDA and Isaac Regional Council requirements, including an asset register checked and certified by a Registered Professional Engineer Queensland (RPEQ), certifying that the works have been completed in accordance with the endorsed plans and Isaac Regional Council's adopted standards. Witnessed and certified pressure tests and disinfection test results shall be provided to IRC.	a) Prior to commencing site works b) Prior to commencing site works c) As required by the endorsed Sewerage Strategy d) Prior to commencing the use as per the endorsed Sewerage Strategy

CONDITION		TIMING
11	Roadworks – internal a) Submit to the ULDA detailed engineering plans certified by a Registered Professional Engineer Queensland (RPEQ) of the proposed internal road network including bus infrastructure, signs and linemarking and traffic control devices generally in accordance with the ULDA Guideline No. 6 Streets & Movement Network and the Isaac Regional Council standards. b) Construct the works in accordance with the endorsed plans.	a) Prior to commencing site works b) Prior to commencing use
12	Filling and excavation a) Submit to the ULDA Principal Engineer an earthworks plan and cross sections, checked and certified by a Registered Professional Engineer of Queensland (RPEQ-Civil). The plan is to demonstrate that the finished floor level of each unit is at least the 1% Annual Exceedance Probability (AEP) flood level plus 300mm. b) Submit to the ULDA Principal Engineer certification from a RPEQ specialising in geotechnical engineering stating that all constructed cut/fill batters and/or retaining structures have achieved adequate stability with a factor of safety greater than 1.5 and that all cut and fill operations have been carried out in accordance with <i>AS3798-2007 Guidelines on Earthworks for Commercial</i> and any unsuitable material encountered has been treated or replaced with suitable replacement material.	a) Prior to commencing site works b) Prior to commencing building works
13	Service conduits and 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 endorsed development.	Prior to commencing the use
14	Repair damage to roads and services Repair any damage to existing roadways and/or Council services that may occur during any works carried out in association with the endorsed development.	Prior to the commencing the use for the relevant stage
15	Electricity Submit to the ULDA written evidence that the applicant has entered into an agreement with an authorised electricity supplier (e.g. Ergon) to provide electricity services.	Prior to commencing the use for the relevant stage
16	Easements over infrastructure – water supply, sewerage, drainage Where public utilities are located on private land, public utility easements must be provided in favour of the Isaac Regional Council (IRC). The terms of the easements must be to the satisfaction of the IRC Chief Executive Officer	Prior to commencing the use for the relevant stage
17	Pre-construction certification If operational works are to be self-certified then no works shall commence until the ULDA acknowledges in writing receipt of certification package from the Project Coordinator in accordance with section 6.4 a) of the ULDA <i>Certification Procedure Manual</i>.	Prior to commencing site works for the relevant stage

CONDITION		TIMING
18	Post-construction certification If operational works are to be self-certified then submit post-construction (Practical Completion) certification, forms and "as Constructed" plans including an asset register, certified by a Registered Professional Engineer Queensland (RPEQ), that the plans are a true record of the works "as constructed" in accordance with section 6.4 b) of the <i>ULDA Certification Procedure Manual</i>.	Prior to commencing the use for the relevant stage
19	Infrastructure contributions Pay to the ULDA a monetary contribution of \$1,800,000 (i.e. \$5,000 per temporary dwelling unit) towards the cost of the provision of essential infrastructure. The contribution is based on 50% 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> This charge will be adjusted each financial year in accordance with the: • <i>Infrastructure Contributions Subsidisation Policy</i> and • three year rolling average of the Queensland Roads and Bridges Index. <i>The above Infrastructure Charges (IC) calculations may be subject to offsets where approved in writing by the ULDA.</i> <i>If the use is required to cease prior to the maximum duration of 10 years you may be eligible for a refund relevant to the duration of the use.</i>	Prior to commencing the use

ADVICE

Plan Sealing and Uncompleted Works Bonds

ULDA procedures and required forms regarding plan sealing and uncompleted works bonds are contained within the *ULDA Certification Procedures Manual* downloadable on the website or contact the ULDA on 3024 4150.

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.

Cultural heritage duty of care

All significant Aboriginal cultural heritage in Queensland is protected under the *Aboriginal Cultural Heritage Act 2003*, and penalty provisions apply for any unauthorized harm. Under the legislation a person carrying out an activity must take all reasonable and practical measures to ensure the activity does not harm Aboriginal Cultural Heritage. This applies whether or not such places are recorded in an official register and whether or not they are located in, on or under private land.

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 ****