

## ULDA DECISION NOTICE

|                                  |                                                |
|----------------------------------|------------------------------------------------|
| <b>Site Address</b>              | 100-102 Utah Drive, Moranbah                   |
| <b>Real property description</b> | Lots 411 & 506 on SP230470                     |
| <b>Type of Approval</b>          | UDA development approval subject to conditions |
| <b>Aspects of Development</b>    | Material change of use                         |
| <b>Description of Proposal</b>   | 59 Multiple residential dwellings              |
| <b>ULDA reference number</b>     | DEV2011/156                                    |
| <b>Decision date</b>             | 14 November 2011                               |
| <b>Currency period</b>           | 4 years from Decision date                     |

| Approved Drawings or Documents                                           | Number              | Plan or Document Date |
|--------------------------------------------------------------------------|---------------------|-----------------------|
| Planning Overview                                                        | DA 0.01 Issue A     | May 2011              |
| Site Plan - Ground                                                       | DA 0.02 Issue A     | May 2011              |
| Site Plan – Level 1                                                      | DA 0.03 Issue A     | May 2011              |
| Site Plan – Roof                                                         | DA 0.04 Issue A     | May 2011              |
| Type A – 2 Bedroom Townhouse                                             | DA 1.01 Issue A     | May 2011              |
| Type B – 2 Bedroom Townhouse                                             | DA 1.02 Issue A     | May 2011              |
| Type C – 3 Bedroom Townhouse                                             | DA 1.03 Issue A     | May 2011              |
| Type D – 2 Bedroom Townhouse (Accessible)                                | DA 1.04 Issue A     | May 2011              |
| Type E – 3 Bedroom Townhouse (Accessible)                                |                     |                       |
| Site Elevations                                                          | DA 2.01 Issue A     | May 2011              |
| Perspectives                                                             | DA 2.51 Issue A     | May 2011              |
| Site Sections                                                            | DA 3.01 Issue A     | May 2011              |
| GHD's letter Utah Drive MOR Stormwater Quantity and Quality Requirements | 41/24080/420718     | 16 May 2011           |
| Landscape Master Plan Layout                                             | 41-24080-L001 Rev B | 15 June 2011          |
| Landscape Master Plan Layout                                             | 41-24080-L002 Rev B | 15 June 2011          |
| Landscape Master Plan Layout                                             | 41-24080-L003 Rev B | 15 June 2011          |

### PROJECT TEAM

|                                                                                                        |                                                                                                             |                                                                                |
|--------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------|
| <b>Matt Toon</b><br>Principal Planner<br>Development Assessment<br>Urban Land Development<br>Authority | <b>David Elliott</b><br>Principal Engineer<br>Development Assessment<br>Urban Land Development<br>Authority | <b>Malcolm Holz</b><br>Planning Manager<br>Urban Land Development<br>Authority |
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### CONDITIONS OF APPROVAL

| CONDITION |                                                                                                                                                                                                                                                                   | TIMING                                                |
|-----------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------|
| 1         | <b>Carry out the approved development</b><br><br>Carry out the development generally in accordance with the approved plan/s, drawing/s and document/s.                                                                                                            | Prior to the commencement of use                      |
| 2         | <b>Complete all Operational Works</b><br><br>Complete all operational 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 |

| CONDITION |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | TIMING                                                                                             |
|-----------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------|
| 3         | <p><b>Maintain the Approved Development</b></p> <p>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.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | To be maintained                                                                                   |
| 4         | <p><b>Certification Agreement</b></p> <p>In relation to all associated operational works on the site comply with all requirements and fulfil all responsibilities outlined in the ULDA Self Certification Procedure Manual.</p> <p><i>Note: Under the ULDA Self Certification Procedure Manual, no work is to commence until the applicable certification documents submitted by the Project Coordinator are acknowledged by the ULDA</i></p>                                                                                                                                                                                                                                                                                                                                                                                              | Prior to commencement of site works                                                                |
| 5         | <p><b>Demolition Works</b></p> <p>All buildings or other structures on the land must be demolished and/or removed, to the satisfaction of the ULDA. Approval of an application for building works (if required) for the demolition and/or removal must be obtained prior to the commencement of such works.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Prior to commencement of use                                                                       |
| 6         | <p><b>Approval of 'As Constructed' Accessible Unit Design</b></p> <p>Submit written confirmation to the ULDA's Manager – Development Assessment that the development has constructed 6 accessible units shown as Unit Types E and D in accordance with the ULDA's <i>Accessible Housing Guideline</i> and stamped approved plans:</p> <ul style="list-style-type: none"> <li>▪ Site Plan - Ground DA 0.02 Issue A dated May 2011 and</li> <li>▪ Type D – 2 Bedroom Townhouse (Accessible) Type E – 3 Bedroom Townhouse (Accessible) DA 1.04 Issue A dated May 2011.</li> </ul>                                                                                                                                                                                                                                                             | Prior to the commencement of use and to be maintained                                              |
| 7         | <p><b>Energy and Water Efficiency</b></p> <p>a) Submit to the ULDA for approval written certification from a qualified energy and water efficiency specialist how the energy and water efficient features employed in the development exceeds the following standards which includes but not limited to:</p> <ul style="list-style-type: none"> <li>▪ Minimum energy efficiency requirements of Queensland Development Code (QDC) Mandatory Part (MP) 4.1 Sustainable Buildings</li> <li>▪ Water efficiency requirements of QDC MP 4.2 Water Saving Targets</li> </ul> <p>Other buildings:</p> <ul style="list-style-type: none"> <li>▪ Exceeding National Construction Code (Building Code of Australia Vol 1) Section J.</li> </ul> <p>b) Implement the approved energy and water efficiency features from part a) of this condition</p> | <p>a) Prior to approval of Building Works</p> <p>b) Prior to the commencement of use and to be</p> |

| CONDITION |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | TIMING                                                                                                                                                                                         |
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|           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | maintained                                                                                                                                                                                     |
| 8         | <p><b>Landscaping</b></p> <p>a) Submit to the ULDA for approval a detailed landscape plan generally in accordance with approved Landscape Concept Master Plan number 41-2480-L001 Rev B dated 15 June 2011.</p> <p>b) Submit to the ULDA for approval a detailed landscape plan illustrating the landscaping within Lot 506 on SP230470. This plan is to illustrate but not limited how Lot 506:</p> <ul style="list-style-type: none"> <li>▪ is utilised as a green space corridor</li> <li>▪ will provide constant passive surveillance over the area from the dwellings within Lot 411</li> <li>▪ utilises native vegetation while also assisting in the water quality of the catchment?</li> </ul> <p>c) Construct the landscape works and planting generally in accordance with the approved plan in accordance with part a) and b) of this condition.</p> <p>d) On completion of the landscape works, submit to the ULDA written certification from a qualified landscape architect or contractor that the completed landscaping complies with part a) and b) this condition.</p> | <p>a) Prior to approval of Building Works</p> <p>b) Prior to approval of Building Works</p> <p>c) Prior to commencement of use</p> <p>d) Prior to commencement of use and to be maintained</p> |
| 9         | <p><b>Soil Erosion and Sediment Control</b></p> <p>a) Submit to the ULDA Principal Engineer an Erosion and Sediment Control (ESC) Plan prepared by a suitably qualified professional.</p> <p>b) Implement the Erosion and Sediment Control Plan on site in accordance with Engineering Guidelines for Queensland Construction Sites - June 1996.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | <p>a) Prior to commencement of site works</p> <p>b) At all times during construction works</p>                                                                                                 |
| 10        | <p><b>Roadworks Internal</b></p> <p>a) Submit to the ULDA Principal Engineer detailed engineering design/construction drawings for all internal roads and car parking areas checked and certified by a Registered Professional Engineer Queensland (RPEQ- Civil) generally in accordance with the Isaac Regional Council engineering standards.</p> <p>b) Construct all roadworks in accordance with part a) of this condition</p> <p>c) Submit to the ULDA 'as-constructed' drawings for the roadworks certified by a RPEQ in accordance with part a) of this condition.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | <p>a) Prior to commencement of site works</p> <p>b) Prior to commencement of use</p> <p>c) Prior to commencement of use</p>                                                                    |
| 11        | <p><b>Street Lighting Internal</b></p> <p>a) Submit to the ULDA Principal Engineer detailed engineering design/construction drawings for all internal road and car park lighting checked and certified by a Registered Professional</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | <p>a) Prior to the commencement of site works</p>                                                                                                                                              |

| CONDITION |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | TIMING                                                                                                                                  |
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|           | <p>Engineer Queensland (RPEQ- Electrical) generally in accordance with AS 1158 (Street Lighting)</p> <p>b) Construct all lighting in accordance with part a) of this condition</p> <p>c) Submit to the ULDA 'as-constructed' drawings for the lighting certified by a RPEQ in accordance with part a) of this condition.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | <p>b) Prior to the commencement of use</p> <p>c) Prior to the commencement of use</p>                                                   |
| 12        | <p><b>Stormwater Drainage</b></p> <p>a) Submit to the ULDA Principal Engineer for approval a Stormwater Management Plan certified by a Registered Professional Engineer of Queensland (RPEQ) addressing both stormwater quantity and quality demonstrating stormwater is drained from the site and carried without causing annoyance or nuisance to any person to a lawful point of discharge in accordance with design and construction criteria contained in the <i>Isaac Regional Council's Urban Design Manual and relevant engineering standards</i> and approved GHD's letter titled <i>Utah Drive MOR Stormwater Quantity and Quality Requirements</i> Ref no. 41/24080/420718 dated 16 May 2011.</p> <p>b) Construct all stormwater drainage in accordance with part a) of this condition.</p> <p>c) Submit to the ULDA as constructed drawings for the stormwater drainage certified by a Registered Professional Engineer of Queensland (RPEQ) in accordance with part a) of this condition.</p> | <p>a) Prior to the commencement of site works</p> <p>b) Prior to the commencement of use</p> <p>c) Prior to the commencement of use</p> |
| 13        | <p><b>Refuse Collection</b><br/><b>Isaac Regional Council (IRC) – Nominated Assessing Authority</b></p> <p>Enter into an agreement with the Isaac Regional Council or a registered waste management contractor to provide a waste collection service to the development.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | <p>Prior to the commencement of use and to be maintained</p>                                                                            |
| 14        | <p><b>Water Supply</b><br/><b>Isaac Regional Council (IRC) – Nominated Assessing Authority</b></p> <p>a) Submit to the Isaac Regional Council for approval detailed internal water supply layout 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 to Council's main.</p> <p>b) Connect to IRC's reticulated water supply system at no cost to the IRC. The connection is to be inspected and approved by the IRC.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | <p>a) Prior to commencement of works</p> <p>b) Prior to commencement of use</p>                                                         |
| 15        | <p><b>Sewer</b><br/><b>Isaac Regional Council (IRC) – Nominated Assessing Authority</b></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                         |

| CONDITION |                                                                                                                                                                                                                                                                                                                                                                                                                           | TIMING                                                                                            |
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|           | <p>a) Submit to the Isaac Regional Council for approval detailed internal sewer layouts/designs in accordance with the IRC's current standards.</p> <p>b) Connect all dwellings to the reticulated sewerage system in accordance with IRC's current standards at no cost to the IRC. The connection is to be inspected and approved by the IRC.</p>                                                                       | <p>a) Prior to commencement of work</p> <p>b) Prior to commencement of use</p>                    |
| 16        | <p><b>Filling and Excavation</b></p> <p>a) Undertake earthworks generally in accordance with <i>AS3798-2007 Guidelines on Earthworks for Commercial and Residential Developments</i>.</p> <p>b) Ensure works are inspected and tested to "Level 1" as defined in <i>AS3798-2007</i></p>                                                                                                                                   | <p>a) At all times during construction works</p> <p>b) At all times during construction works</p> |
| 17        | <p><b>Service Conduits &amp; Mains</b><br/><b>Isaac Regional Council (IRC) – Nominated Assessing Authority</b></p> <p>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.</p>                                                                                           | Prior to commencement of use                                                                      |
| 18        | <p><b>Repair damage to kerb, footpath or road</b><br/><b>Isaac Regional Council (IRC) – Nominated Assessing Authority</b></p> <p>Repair any damage to existing kerb and channel, footpath or roadway (including removal of concrete slurry from footways, roads, kerb and channel and stormwater gullies and drainlines) that may occur during any works carried out in association with the approved development.</p>    | Prior to the commencement of the use                                                              |
| 19        | <p><b>Easements Over Infrastructure</b><br/><b>Isaac Regional Council (IRC) – Nominated Assessing Authority</b></p> <p>Public utility easements must be provided in favour of and at no cost to Isaac Regional Council over public infrastructure located in private land that becomes contributed assets.</p> <p>The terms of the easements must be to the satisfaction of the Isaac Regional Council.</p>               | Prior to commencement of use                                                                      |
| 20        | <p><b>Electricity</b></p> <p>Submit to the ULDA either:</p> <ul style="list-style-type: none"> <li>▪ written evidence demonstrating that existing underground low-voltage electricity supply is available to the development or</li> <li>▪ written evidence that the applicant has entered into an agreement with an authorised electricity supplier (e.g. Ergon) to provide underground electricity services.</li> </ul> | Prior to commencement of use                                                                      |

| CONDITION |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | TIMING                                                                                 |
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| 21        | <p><b>Telecommunications</b></p> <p>Submit to the ULDA documentation from an authorised telecommunication service provider confirming that satisfactory agreements have been made for the provision of underground telecommunication services to each new dwelling within the proposed development.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Prior to commencement of use                                                           |
| 22        | <p><b>Construction Management Plan</b></p> <p>a) Submit to the ULDA a Site Based Construction Management Plan that includes but is not limited to:</p> <ul style="list-style-type: none"> <li>▪ provision for the management of traffic around and through the site during and outside of construction work hours.</li> <li>▪ provision for parking and materials delivery during and outside of construction hours of work</li> <li>▪ management of dust generated from the site during and outside construction work hours;</li> <li>▪ 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.;</li> <li>▪ management of contaminated soils (if required), including removal, treatment and replacement in accordance with site remediation plans prepared and approved specifically for this site.</li> </ul> <p>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.</p> <p>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.</p> | <p>a) Prior to commencement of site works</p> <p>b) At all times during site works</p> |
| 23        | <p><b>Dedicate land</b></p> <p>Dedicate Lot 506 on SP230470 for drainage purposes to the Isaac Regional Council at no cost to the ULDA or Council.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Prior to commencement of use                                                           |
| 24        | <p><b>Pre-construction Certification</b></p> <p>No work shall commence until the ULDA acknowledges in writing that the certification package(s) from the Project Coordinator complies with the ULDA Certification Procedures Manual</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Prior to commencement of site works                                                    |

| CONDITION  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | TIMING                       |                     |                         |      |          |          |      |          |          |      |          |          |      |          |          |      |          |          |       |          |            |           |       |            |            |            |            |          |       |          |            |           |       |            |            |            |         |          |                              |
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| 25         | <p><b>Post-construction Certification</b></p> <p>Submit Post-construction (Practical Completion) Certification, approved 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 the approved plans.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Prior to commencement of use |                     |                         |      |          |          |      |          |          |      |          |          |      |          |          |      |          |          |       |          |            |           |       |            |            |            |            |          |       |          |            |           |       |            |            |            |         |          |                              |
| 26         | <p><b>Infrastructure Contributions</b></p> <p>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.</p> <p>The current contribution has been calculated in accordance with the Isaac Regional Council's adopted <i>Infrastructure Contributions Subsidisation Policy</i> effective on 20 July 2011 which is as follows:</p> <p>The primary subsidised infrastructure charges rate to which the subsidisation schedule is applicable is as follows:</p> <table><tr><th>Year</th><th>3+ Bedroom Dwelling</th><th>1 or 2 Bedroom Dwelling</th></tr><tr><td>2011</td><td>\$15,000</td><td>\$20,000</td></tr><tr><td>2012</td><td>\$17,000</td><td>\$20,000</td></tr><tr><td>2013</td><td>\$19,000</td><td>\$20,000</td></tr><tr><td>2014</td><td>\$21,000</td><td>\$20,000</td></tr><tr><td>2015</td><td>\$23,000</td><td>\$20,000</td></tr></table> <p>Additional subsidy based on Schedule 1 of the Policy for Moranbah is as follows:</p> <p>3 Bedroom subsidy rate is \$13,828.13 x 13 units = \$179,765.69</p> <table><tr><th>Water</th><th>Sewerage</th><th>Stormwater</th><th>Transport</th><th>Parks</th></tr><tr><td>\$3,220.50</td><td>\$3,220.50</td><td>\$3,154.13</td><td>\$3,914.25</td><td>\$318.75</td></tr></table> <p>2 Bedroom subsidy rate is \$18,441.50 x 44 units = \$811,426.00</p> <table><tr><th>Water</th><th>Sewerage</th><th>Stormwater</th><th>Transport</th><th>Parks</th></tr><tr><td>\$4,294.00</td><td>\$4,294.00</td><td>\$4,192.50</td><td>\$5,219</td><td>\$442.00</td></tr></table> <p><b>Total for 2011/2012 financial year = \$991,191.69*</b></p> <p>*This charge will be adjusted each financial year in accordance with the:</p> <ul style="list-style-type: none"><li>▪ <i>Infrastructure Contributions Subsidisation Policy</i> and</li><li>▪ three year rolling average of the Queensland Roads and Bridges Index.</li></ul> | Year                         | 3+ Bedroom Dwelling | 1 or 2 Bedroom Dwelling | 2011 | \$15,000 | \$20,000 | 2012 | \$17,000 | \$20,000 | 2013 | \$19,000 | \$20,000 | 2014 | \$21,000 | \$20,000 | 2015 | \$23,000 | \$20,000 | Water | Sewerage | Stormwater | Transport | Parks | \$3,220.50 | \$3,220.50 | \$3,154.13 | \$3,914.25 | \$318.75 | Water | Sewerage | Stormwater | Transport | Parks | \$4,294.00 | \$4,294.00 | \$4,192.50 | \$5,219 | \$442.00 | Prior to commencement of use |
| Year       | 3+ Bedroom Dwelling                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | 1 or 2 Bedroom Dwelling      |                     |                         |      |          |          |      |          |          |      |          |          |      |          |          |      |          |          |       |          |            |           |       |            |            |            |            |          |       |          |            |           |       |            |            |            |         |          |                              |
| 2011       | \$15,000                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | \$20,000                     |                     |                         |      |          |          |      |          |          |      |          |          |      |          |          |      |          |          |       |          |            |           |       |            |            |            |            |          |       |          |            |           |       |            |            |            |         |          |                              |
| 2012       | \$17,000                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | \$20,000                     |                     |                         |      |          |          |      |          |          |      |          |          |      |          |          |      |          |          |       |          |            |           |       |            |            |            |            |          |       |          |            |           |       |            |            |            |         |          |                              |
| 2013       | \$19,000                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | \$20,000                     |                     |                         |      |          |          |      |          |          |      |          |          |      |          |          |      |          |          |       |          |            |           |       |            |            |            |            |          |       |          |            |           |       |            |            |            |         |          |                              |
| 2014       | \$21,000                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | \$20,000                     |                     |                         |      |          |          |      |          |          |      |          |          |      |          |          |      |          |          |       |          |            |           |       |            |            |            |            |          |       |          |            |           |       |            |            |            |         |          |                              |
| 2015       | \$23,000                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | \$20,000                     |                     |                         |      |          |          |      |          |          |      |          |          |      |          |          |      |          |          |       |          |            |           |       |            |            |            |            |          |       |          |            |           |       |            |            |            |         |          |                              |
| Water      | Sewerage                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Stormwater                   | Transport           | Parks                   |      |          |          |      |          |          |      |          |          |      |          |          |      |          |          |       |          |            |           |       |            |            |            |            |          |       |          |            |           |       |            |            |            |         |          |                              |
| \$3,220.50 | \$3,220.50                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | \$3,154.13                   | \$3,914.25          | \$318.75                |      |          |          |      |          |          |      |          |          |      |          |          |      |          |          |       |          |            |           |       |            |            |            |            |          |       |          |            |           |       |            |            |            |         |          |                              |
| Water      | Sewerage                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Stormwater                   | Transport           | Parks                   |      |          |          |      |          |          |      |          |          |      |          |          |      |          |          |       |          |            |           |       |            |            |            |            |          |       |          |            |           |       |            |            |            |         |          |                              |
| \$4,294.00 | \$4,294.00                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | \$4,192.50                   | \$5,219             | \$442.00                |      |          |          |      |          |          |      |          |          |      |          |          |      |          |          |       |          |            |           |       |            |            |            |            |          |       |          |            |           |       |            |            |            |         |          |                              |

## **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 \*\***