

ULDA Decision Notice

Site Address	Barron Court, Moranbah
Real property description	Lots 506 and 601 on SP 186196
Type of development	UDA development approval subject to conditions
Aspects of Development	Material Change of Use and Reconfiguring a Lot
Description of Proposal	Reconfiguration of 12 lots into 4 residential lots Stage One – Multiple Residential (24 dwelling units) Stage Two – Multiple Residential (6 dwelling units)
ULDA reference number	DEV2011/153
Decision date	17 November 2011
Currency period	4 years from Decision date

Drawings or Documents	Number	Plan or Document Date
Plan of Proposed Reconfiguration of a Lot	324900 SK108B	02/08/2011
Master Plan	4.00	03 August 2011
Development Summary	4.01	6 th September 2011
Road and Pedestrian Network Plan	4.02	6 th September 2011
Setback Plan	4.03	6 th September 2011
Materials and Finishes	7.00	03 August 2011
Building 1 Product Page	8.01	03 August 2011
Building 1 Ground Floor Plan	8.01	03 August 2011
Building 1 First Floor Plan	8.01	03 August 2011
Building 2 Product Page	8.02	6 th September 2011
Building 2 Ground Floor Plan	8.02	6 th September 2011
Building 2 First Floor Plan	8.02	6 th September 2011
Building 3 Product Page	8.03	6 th September 2011
Building 3 Ground Floor Plan	8.03	6 th September 2011
Building 3 First Floor Plan	8.03	6 th September 2011
Building 4 Product Page	8.04	03 August 2011
Building 4 Ground Floor Plan	8.04	03 August 2011
Building 4 First Floor Plan	8.04	03 August 2011
Building 5 Product Page	8.05	03 August 2011
Building 5 Ground Floor Plan	8.05	03 August 2011
Building 5 First Floor Plan	8.05	03 August 2011
Building 6 Product Page	8.06	03 August 2011
Building 6 Ground Floor Plan	8.06	03 August 2011
Building 6 First Floor Plan	8.06	03 August 2011
Building 7 Product Page	8.07	03 August 2011
Building 7 Ground Floor Plan	8.07	03 August 2011
Building 7 First Floor Plan	8.07	03 August 2011
Building 8 Product Page	8.08	6 th September 2011
Building 8 Ground Floor Plan	8.08	6 th September 2011
Building 8 First Floor Plan	8.08	6 th September 2011

PROJECT TEAM

Matt Toon Principal Planner Development Assessment Urban Land Development Authority	David Elliott Principal Engineer Development Assessment Urban Land Development Authority
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Malcolm Holz
Planning Manager
Urban Land Development Authority

Emma Greenhalgh
Principal Planner
Affordable housing
Urban Land Development Authority

CONDITIONS OF APPROVAL

RECONFIGURING A LOT (Reconfiguration of 12 into 4 residential lots)

CONDITION		TIMING
1	Carry out the approved development Carry out the development generally in accordance with the approved plan/s, drawing/s and document/s.	Prior to survey plan endorsement
2	Complete all Operational Works Complete all operational and building work associated with this development approval, including work required by any of the following conditions. Such work is to be carried out generally in accordance with the approved plans.	Prior to survey plan endorsement
3	Water Connections Isaac Regional Council – Nominated Assessing Authority a) Provide a water connection to each new lot in accordance with the <i>Isaac Regional Council's</i> current standards. b) Remove or cap redundant water connections in accordance with <i>Isaac Regional Council's</i> current standards.	a) Prior to survey plan endorsement b) Prior to survey plan endorsement
4	Sewer Connections Isaac Regional Council – Nominated Assessing Authority a) Provide a sewer connection to each new lot in accordance with the <i>Isaac Regional Council's</i> current standards. b) Reconnection of the development to the existing sewerage reticulation network shall be carried out at no cost to Council prior to the decommissioning of the existing sewage pump station on Lot 601 c) Remove or cap redundant sewer connections in accordance with <i>Isaac Regional Council's</i> current standards	a) Prior to survey plan endorsement b) As indicated c) Prior to survey plan endorsement
5	Sewerage Pumping Station and Associated Pipework a) Submit to the ULDA Principal Engineer engineering plans certified by a Registered Professional Engineer Queensland (RPEQ) detailing the decommissioning of the existing sewage pumping station on Lot 601, including structures, fencing and footings, associated pipework and electrical cabling on Easements L and J so as to leave new Lots 3 and 4 free of physical encumbrances. b) The decommissioning of the existing sewage pump station on Lot 601 shall not be undertaken until Condition 5 of UDA	a) Prior to survey plan endorsement b) As indicated

CONDITION		TIMING
	development approval number DEV2010/090 being the sewerage reticulation work has been satisfied and at no cost to the Isaac Regional Council or ULDA. c) Submit to the ULDA certification from a RPEQ that the works have been inspected by the Isaac Regional Council and constructed in accordance with parts a) and b) 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 c) of this condition.	c) Prior to survey plan endorsement d) Prior to survey plan endorsement
6	Vehicle Crossovers a) Construct vehicle crossovers for each lot between the existing kerb & channel and the property boundary as shown on approved Master Plan No. 4.00 dated 03 August 2011 in accordance with <i>Isaac Regional Council's</i> development standards. b) Remove existing vehicle crossover slabs made redundant by this development application and reinstate the road verge in accordance with <i>Isaac Regional Council</i> standards. c) Submit to the ULDA Principal Engineer certification from a Registered Professional Engineer Qld (RPEQ) that the works have been completed as required by part a) and b) of this condition.	a) Prior to survey plan endorsement b) Prior to survey plan endorsement c) Prior to survey plan endorsement
7	Footpath Connection a) Submit to the ULDA Principal Engineer detailed plans certified by an RPEQ of the footpath designed generally in accordance with approved Road and Pedestrian Network Plan No. 4.02 dated 6th September 2011 and the <i>Isaac Regional Council Development Guidelines</i> b) Submit to the ULDA certification from a RPEQ that the works have been inspected and constructed in accordance with part a) of this condition. c) Upon completion of the works submit to the ULDA Principal Engineer "As Constructed" plans including an asset register certified by a Registered Professional Engineer Queensland (RPEQ), in accordance with part b) of this condition.	a) Prior to survey plan endorsement b) Prior to survey plan endorsement c) Prior to survey plan endorsement
8	Service Conduits & Mains Supply and install all service conduits and meet the cost of any alterations to public utility mains, existing mains, services or installations required in conjunction with the approved development.	Prior to the survey plan endorsement
9	Electricity Provide written certification from the authorised electricity provider (eg ERGON) that any redundant electricity connections have been removed or made safe.	Prior to survey plan endorsement

CONDITION		TIMING
10	Telecommunications Provide written certification from the authorised telecommunications provider that any redundant telecommunications connections have been removed or made safe.	Prior to survey plan endorsement

MATERIAL CHANGE OF USE**Stage One – Multiple Residential (24 dwelling units)****Stage Two – Multiple Residential (6 dwelling units)**

CONDITION		TIMING
11	Carry out the approved development Carry out the development generally in accordance with the approved plan/s. drawing/s and document/s.	Prior to the commencement of use for each stage
12	Complete all Operational Works Complete all operational and building work associated with this development approval, including work required by any of the following conditions. Such work is to be carried out generally in accordance with the approved plans.	Prior to the commencement of use for each stage
13	Maintain the Approved Development Maintain the approved development (including landscaping, parking areas, driveways and other external spaces) in accordance with the approved drawing(s) and /or documents, and any relevant ULDA or other approval required by the conditions.	To be maintained
14	Accessible Housing Submit to the ULDA Manager - Development Assessment written confirmation that Building 8 (3 dwelling units) has been constructed in accordance with <i>AS1428 Design for access and mobility</i> and <i>AS4299 Adaptable Housing</i> and the following approved plans: ▪ Building 8 Product Page No. 8.08 dated 6th September 2011 ▪ Building 8 Ground Floor Plan No. 8.08 dated 6th September 2011 and ▪ Building 8 First Floor Plan No. 8.08 dated 6th September 2011.	Prior to the commencement of use and to be maintained
15	Construction Management Plan Submit to the ULDA Principal Engineer a site based construction management plan that will include but not be limited to: a. provision for the management of traffic around and through the site during and outside of construction work hours; b. provision for parking and materials delivery during and outside of construction hours of work; c. management of sedimentation, erosion and dust generated from the site during and outside construction work hours; d. management of groundwater and surface water collection, treatment and disposal to accepted environmental standards; e. management of contaminated soils, including removal, treatment	Prior to commencement of works for each stage

CONDITION	TIMING
and replacement in accordance with site remediation plans prepared and approved specifically for this site, if needed. 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. 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.	
16 Internal Roadways & Car Parking Internal roadways and car parking areas are to be designed, constructed, sealed and linemarked in accordance with <i>AS2890.1 Parking Facilities – Off Street Parking</i> and <i>Isaac Regional Council's</i> development guidelines.	Prior to commencement of use for each stage
17 Landscape & Streetscape Works a) Submit to the ULDA for approval a detailed Landscape Plan including all public realm (street trees, private and communal open space), private open space and driveway treatments certified by a qualified (AILA) landscape architect generally in accordance with approved Master Plan 4.00 dated 03 August 2011 and the <i>Isaac Regional Council's</i> development guidelines. Landscape plan is to demonstrate ▪ Selected species and fencing designed to allow visual surveillance to adjacent footpaths; ▪ Trees and shrubs shall have a mature height of between 2m and 6m; ▪ Selected species are drought tolerant and low maintenance; ▪ Existing contours and proposed finished levels for earthworks; ▪ Location of existing and proposed services; ▪ The minimisation of hard and the maximisation of soft landscape treatments; ▪ Location, species' botanical name, pot size, numbers and mature height of all proposed plantings. 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 c) Maintain all street trees for a period of 12 months from 'on maintenance' acceptance.	a) Prior to commencement of work for each stage b) Prior to commencement of use for each stage c) As indicated
18 Water Reticulation Isaac Regional Council – Nominated Assessing Authority a) Submit to the Isaac Regional Council (IRC) for approval, the internal water supply layout for each allotment in accordance with	a) Prior to commencement

CONDITION		TIMING
	IRC current standards. Individual 20mm water meters to IRC standards are to be provided to each unit with only one connection point per allotment to Council's main. b) Connect all dwellings to the reticulated water supply in accordance with <i>Isaac Regional Council's</i> current standards at no cost to the IRC. Each connection is to be inspected and approved by the IRC.	of work for each stage b) Prior to commencement of use for each stage
19	Sewer Reticulation Isaac Regional Council (IRC) – Nominated Assessing Authority a) Submit to the <i>Isaac Regional Council</i> for approval detailed internal sewer layouts/designs in accordance with the IRC's current standards. b) Connect all dwellings to the reticulated sewerage system in accordance with <i>Isaac Regional Council's</i> current standards at no cost to the IRC. Each connection is to be inspected and approved by the IRC.	a) Prior to commencement of work b) Prior to commencement of use
20	Stormwater Management a) Submit to the ULDA a Stormwater Management Report, certified by a Registered Professional Engineer Qld (RPEQ), detailing how stormwater (quantity and quality) is to be managed for the entire development so as not to provide nuisance or adverse impacts upon other properties and drains to a lawful point of discharge generally in accordance with the approved Setback Plan No. 4.03 dated 6th September 2011, the <i>Isaac Regional Council Development Guidelines</i> and <i>Queensland Urban Drainage Manual</i> b) Submit to the ULDA certification from a RPEQ–Civil that the works have been inspected and constructed in accordance with part a) of this condition.	a) Prior to commencement of work for stage 1. b) Prior to commencement of use for stage 1
21	Waste Management Isaac Regional Council (IRC) – Nominated Assessing Authority Enter into an agreement with the <i>Isaac Regional Council</i> or a registered waste management contractor to provide a waste collection service to the development.	Prior to the commencement of use and to be maintained for each stage.
22	Electricity Submit to the ULDA written evidence of an agreement with an authorised electricity supplier (eg ERGON) to provide an underground electricity service to each dwelling.	Prior to the commencement of use
23	Telecommunications a) Submit to the ULDA written evidence of an agreement with an authorised telecommunications supplier to provide an underground telecommunications service to each dwelling within the proposed development.	Prior to commencement of use for each stage

CONDITION		TIMING
	b) Install infrastructure to accommodate - NBN services in accordance with NBN Co Ltd '<i>New Developments: Deployment of the NBN Co Conduit and Pipe Network – Guidelines for Developers</i>' (April 2011 or later); and - future Broadband services in accordance with Communications Alliance Ltd "National Broadband Network End User Premises Handbook" (August 2010 or later)	
24	Repair damage to Kerb, Footpath or Road Repair to the satisfaction of the <i>Isaac Regional Council</i> any damage to existing kerb and channel, footpath or roadway (including removal of concrete slurry from footpaths, roads, kerb and channel and stormwater gullies and pipes) that may occur during any works carried out in association with the approved development.	Prior to the commencement of use for each stage
25	Service Conduits & Mains Supply and install all service conduits and meet the cost of any alterations to public utility mains, existing mains, services or installations required in conjunction with the approved development.	Prior to the commencement of use for each stage
26	Erosion and Sediment Control a) Submit to the ULDA an Erosion and Sediment Control (ESC) Plan in accordance with <i>Isaac Regional Council Development Guidelines</i>. Plan to be certified by Registered Professional Engineer Qld (RPEQ-Civil) or Certified Professional in Erosion and Sediment Control (CPESC). b) Implement the Erosion and Sediment Control Plan on site.	a) Prior to commencement of work for each stage b) During construction works
27	Finished Floor Levels Construct the dwellings to provide a minimum finished floor level of 300mm above the Top of Kerb Level or 300mm above the centreline of Barron Court whichever is the higher.	Prior to the commencement of use for each stage
28	Outdoor Lighting Design outdoor lighting to minimise light spill in the adjacent residential properties in accordance with <i>AS: 4282;1997 Control of the Obtrusive Effects of Outdoor Lighting</i>	Prior to commencement of use for each stage
29	Infrastructure Contributions Stage 1 Pay to the Urban Land Development Authority a monetary contribution towards the cost of the provision of essential infrastructure at the rate applicable at the time of the Decision date. The current contribution has been calculated in accordance with the Isaac Regional Council's adopted <i>Infrastructure Contributions Subsidisation Policy</i> effective on 20 July 2011 which is as follows:	Prior to commencement of use

CONDITION		TIMING																												
	The primary subsidised infrastructure charges rate to which the subsidisation schedule is applicable is as follows: <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> Additional subsidy based on Schedule 1 of the Policy for Moranbah is as follows: 3 Bedroom subsidy rate is \$13,828.13 x 24 units = \$331,875.12 <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> Total for 2011/2012 financial year = \$331,875.12* *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.	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	
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30	Infrastructure Contributions Stage 2 Pay to the Urban Land Development Authority a monetary contribution towards the cost of the provision of essential infrastructure at the rate applicable at the time of the Decision date. The current contribution has been calculated in accordance with the Isaac Regional Council's adopted <i>Infrastructure Contributions Subsidisation Policy</i> effective on 20 July 2011 which is as follows: The primary subsidised infrastructure charges rate to which the subsidisation schedule is applicable is as follows: <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> Additional subsidy based on Schedule 1 of the Policy for Moranbah is as follows: 3 Bedroom subsidy rate is \$13,828.13 x 6 units = \$82,968.78 <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>	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	Prior to commencement of use
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CONDITION	TIMING
Total for 2011/2012 financial year = \$82,968.78* *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.	

STANDARD ADVICE

UDA Development Approval

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

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

Isaac Regional Council – Nominated Assessing Authority

For any conditions in this package that require the consideration of Isaac Regional Council (IRC), you will need to submit the relevant forms, plans and/or reports and fee to the entity nominated in the condition/s. When satisfied that the condition has been met, the applicable entity will issue a response in the manner required by the condition/s (e.g. a letter of endorsement or authorisation or a permit). No costs will be incurred by the ULDA or IRC. For all enquiries regarding these conditions please contact the IRC.

Dial Before You Dig

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

Noise and Dust Emissions

All development involving the emission of noise and dust from building/construction activities requires that the emission be in accordance with the requirements of the *Environmental Protection Act 1994*. Pursuant to Division 3 Section 440R of the *Environmental Protection Act 1994*, a builder or building contractor must not carry out building work on a building site in a way that makes or causes audible noise to be made from the building work-

(a) on a Sunday or public holiday, at any time; or

(b) on a Saturday or business day, before 6.30 a.m. or after 6.30 p.m.

Please note: The above information has been provided to the applicant as an advice only, and does not form part of the development approval conditions. This advice has been provided to the applicant to inform them of other obligations they may have to comply with (under state legislation or local laws) prior to their activity commencing.

**** End of Package ****