

ULDA Decision Notice

Site Address	Lots 19, 20 and 21 Grosvenor Drive, Moranbah
Real property description	Part of Lot 900 on SP212063 described as proposed lots 19, 20 and 21
Type of approval	UDA development approval subject to conditions
Aspects of development	Material Change of use and Operational Work
Description of proposal	Multiple residential (16 dwellings units) and operational work (filling and excavation, stormwater drainage and pavements)
ULDA reference number	DEV2011/134
Decision date	30 June 2011
Currency period	4 Years from Decision date

Approved Drawings or Documents	Number	Plan or Document Date
Cooloola Drafting Lot 19 Site Plan	19 - 01 No. 1 of 9 (As Amended in Red)	09/05/2011
Cooloola Drafting Lot 19 Floor Plans Unit 1	19 - 02 No. 2 of 9	09/05/2011
Cooloola Drafting Lot 19 Elevations Unit 1	19 - 03 No. 3 of 9 (As Amended in Red)	09/05/2011
Cooloola Drafting Lot 19 Lower Floor Plan Units 2 to 5	19 - 04 No. 4 of 9	09/05/2011
Cooloola Drafting Lot 19 Upper Floor Plan Units 2 to 5	19 - 05 No. 5 of 9	09/05/2011
Cooloola Drafting Lot 19 Elevations - Units 2 & 3	19 - 06 No. 6 of 9 (As Amended in Red)	09/05/2011
Cooloola Drafting Lot 19 Elevations - Units 4 & 5	19 - 07 No. 7 of 9 (As Amended in Red)	09/05/2011
Cooloola Drafting Lot 19 Floor Plans Unit 6	19 - 08 No. 8 of 9	09/05/2011
Cooloola Drafting Lot 19 Elevations Unit 6	19 - 09 No. 9 of 9 (As Amended in Red)	09/05/2011
Cooloola Drafting Lot 19 – 3D Views	2 of 2	09/05/2011
Cooloola Drafting Lot 20 Site Plan	20 - 01 No. 1 of 9	09/05/2011
Cooloola Drafting Lot 20 Floor Plans Dwelling 1	20 - 02 No. 2 of 9	09/05/2011
Cooloola Drafting Lot 20 Elevations Dwelling 1	20 - 03 No.3 of 9	09/05/2011
Cooloola Drafting Lot 20 Floor Plans Dwelling 2	20 - 04 No. 4 of 9	09/05/2011
Cooloola Drafting Lot 20 Elevations Dwelling 2	20 - 05 No.5 of 9	09/05/2011
Cooloola Drafting Lot 20 Floor Plans Dwelling 3	20 - 06 No. 6 of 9	09/05/2011
Cooloola Drafting Lot 20 Elevations Dwelling 3	20 - 07 No.7 of 9	09/05/2011
Cooloola Drafting Lot 20 Floor Plans Dwelling 4	20 - 08 No. 8 of 9	09/05/2011
Cooloola Drafting Lot 20 Elevations Dwelling 4	20 - 09 No.9 of 9	09/05/2011
Cooloola Drafting Lot 20 – 3D Views	2 of 2	09/05/2011
Cooloola Drafting Lot 21 Site Plan	21 - 01 No. 1 of 9	09/05/2011
Cooloola Drafting Lot 21 Floor Plans Unit 1	21 - 02 No. 2 of 9	09/05/2011
Cooloola Drafting Lot 21 Elevations Unit 1	21 - 03 No.3 of 9 (As Amended in Red)	09/05/2011
Cooloola Drafting Lot 21 Lower Floor Plan Units 2 to 5	21 - 04 No. 4 of 9	09/05/2011
Cooloola Drafting Lot 21 Upper Floor Plan Units 2 to 5	21 - 05 No. 5 of 9	09/05/2011
Cooloola Drafting Lot 21 Elevations - Units 2 & 3	21 - 06 No.6 of 9 (As Amended in Red)	09/05/2011
Cooloola Drafting Lot 21 Elevations - Units 4 to 5	21 - 07 No.7 of 9 (As Amended in Red)	09/05/2011

Cooloola Drafting Lot 21 Floor Plans Unit 6	21 - 08 No. 8 of 9	09/05/2011
Cooloola Drafting Lot 21 Elevations Unit 6	21 - 09 No.9 of 9 (As Amended in Red)	09/05/2011
Cooloola Drafting Lot 21 – 3D Views	2 of 2	09/05/2011

PROJECT TEAM

Matt Toon Principal Planner Development Assessment Urban Land Development Authority	Con de Groot Principal Engineer Development Assessment Urban Land Development Authority
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CONDITIONS OF APPROVAL

CONDITION		TIMING
1	Carry out the approved development Carry out the development generally in accordance with the approved plan/s, drawing/s and document/s.	Prior to the commencement of use and to be maintained
2	Maintain the Approved Development Maintain the approved development (including landscaping, parking, driveways and other external spaces) in accordance with the approved drawing(s) and /or documents, and any relevant ULDA or other approval required by the conditions.	To be maintained
3	Energy Efficiency a) Submit to the ULDA a report outlining the energy efficient features employed in the building which is to include but not limited to: ▪ energy efficient plant and equipment (ensure appliances are rated at the highest relevant National Minimum Energy Performance Standards (MEPS) ▪ use of gas, solar or heat pump hot water systems as standard with insulated pipes and ▪ energy efficient lighting. b) Submit to the ULDA written certification that the completed building complies with part a) this condition.	a) Prior to approval for Building Works for each lot b) Prior to the commencement of use for each lot
4	Complete all Operational and Building Works Complete all operational and building work associated with this development approval, including work required by any of the following conditions. Such work is to be carried out generally in accordance with the approved plans.	Prior to the commencement of use for each lot
5	Construction Management Plan a) Submit to the ULDA a Site Based Construction Management Plan that includes but is not limited to: ▪ provision for the management of traffic around and through	a) Prior to commencement of site works for

CONDITION	TIMING
the site during and outside of construction work hours - provision for parking and materials delivery during and outside of construction hours of work - management of dust generated from the site during and outside construction work hours - management of sedimentation and erosion in accordance with <i>Capricorn Municipal Development Guidelines</i> - management of contaminated soils (if required), including removal, treatment and replacement in accordance with site remediation plans prepared and approved specifically for this site. The construction management plan shall be prepared in consultation with the professionals responsible for individual site related management plans to ensure that all aspects of the construction and environmental management are included. The construction management plan shall be reviewed and approved by the principal consultant overseeing and certifying the construction works. b) All work shall be undertaken in accordance with the construction management plan which must be current and available on site at all times during the construction period.	each lot b) At all times during site works
6 External Roadworks Isaac Regional Council (IRC) – Nominated Assessing Authority a) Submit to the Isaac Regional Council (IRC) for approval, detail design plans for roadwork's and stormwater drainage within Grosvenor Drive road reserve required as part of this development in accordance with relevant IRC requirements. b) Document verge driveway crossover slabs (6.0m min width) to the requirements of the <i>Capricornia Municipal Development Guidelines standard drawing SD-R-041 Rev C</i> c) Construct works in accordance with part a) of this condition. At no cost to the IRC. d) Submit certified "As-constructed" drawings and information in accordance with IRC requirements, certifying that the works have been completed in accordance with the approved drawings and relevant IRC standards.	a) Prior to the commencement of work for each lot. b) Prior to the commencement of work for each lot. c) Prior to commencement of use for each lot d) Prior to commencement of use for each lot
7 Detailed Landscape Plan a) Submit to the ULDA for approval a detailed Landscape Plan including all private open space and driveway treatments generally in accordance with the approved site plans certified by a qualified (AILA) landscape architect. Landscape plan is to demonstrate: - Selected species and fencing does not block visual surveillance to adjacent footpaths - Trees and shrubs shall have a mature height of between	a) Prior to the commencement of work for each lot

CONDITION	TIMING
2m and 6m ▪ Selected species are drought tolerant and low maintenance ▪ Existing contours and proposed finished levels for earthwork ▪ 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 planting ▪ Any solid front fence facing Grosvenor Drive shall be constructed to a maximum 1.2m height with 50% permeable material for fencing above 1.2m in height. b) On completion of the landscape works, submit to the ULDA written certification from a qualified (AILA) landscape architect that the completed landscaping complies with part a) this condition.	b) Prior to the commencement of use for each lot
8 Filling and Excavation a) Undertake earthworks generally in accordance with <i>AS3798-2007 Guidelines on Earthworks for Commercial and Residential Developments</i>. b) Ensure works are inspected and tested to "Level 1" as defined in <i>AS3798-2007</i>	a) At all times during construction works for each lot b) At all times during construction works for each lot
9 Stormwater Drainage a) Submit to the ULDA a Stormwater Management Report, certified by a Registered Professional Engineer Qld (RPEQ), detailing how stormwater 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 in accordance with the <i>Capricorn Municipal Development Guidelines</i> and <i>Queensland Urban Drainage Manual</i>. b) Submit to the ULDA certification from a Registered Professional Engineer Qld (RPEQ) that the stormwater drainage system has been constructed in accordance with part a) of this condition.	a) Prior to commencement of site works for first lot. b) Prior to the commencement of use for each lot.
10 Refuse Collection Isaac Regional Council (IRC) – Nominated Assessing Authority Enter into an agreement with the Isaac Regional Council 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 lot
11 Car parking and access a) Internal driveway and car parking areas are to be constructed, sealed and line marked in accordance with <i>AS2890.1: Parking Facilities – Off Street Parking</i>. b) Vehicle crossovers are to be constructed free of any public	Prior to the commencement of use and to be maintained for each lot

CONDITION		TIMING
	utility pits or meters at no cost to the relevant public utility authority. c) Submit to the ULDA certification from an Registered Professional Engineer Qld (RPEQ) that the works have been completed as required by part a) and b) of this condition	
12	Water Connection Isaac Regional Council (IRC) – Nominated Assessing Authority a) Submit to the Isaac Regional Council (IRC) for approval the water supply layout showing individual water meters with a 20mm diameter provided to each unit with only one connection point to Council's main is permitted in accordance with IRC current standards. b) Connect to IRC's reticulated water supply system. The connection is to be inspected and approved by the IRC.	a) Prior to commencement of work b) Prior to the commencement of use
13	Sewer Connection Isaac Regional Council (IRC) – Nominated Assessing Authority a) Submit to the Isaac Regional Council (IRC) for approval the internal sanitary drainage layout in accordance with IRC's current standards. b) Connected to IRC's reticulated sewerage system at no cost to IRC. The connection is to be inspected and approved by the IRC.	a) Prior to commencement of work b) Prior to the commencement of use
14	BOS (Build Over Sewer) Isaac Regional Council (IRC) – Nominated Assessing Authority Obtain written permission from the Engineering Delegate, Isaac Regional Council, to build over or near sewer infrastructure.	Prior to the commencement of use for each lot
15	Service Conduits & Mains Supply and install all service conduits (where possible in joint use trenches) and meet the cost of any alterations to public utility mains, existing mains, services or installations required in connection with the approved development.	Prior to the commencement of use for each lot
16	Repair damage to kerb, footpath or road Isaac Regional Council (IRC) – Nominated Assessing Authority 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.	Prior to the commencement of the use for each lot

CONDITION		TIMING									
17	Electricity Submit to the ULDA either: ■ written evidence demonstrating that existing underground low-voltage electricity supply is available to the proposed dwelling units or ■ written evidence that the applicant has entered into an agreement with an authorised electricity supplier (e.g. Ergon) to provide underground electricity services.	Prior to commencement of use for each lot									
18	Telecommunications a) Enter into an agreement with a telecommunication carrier to provide underground telecommunication services to each new dwelling unit within the proposed development. 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).	Prior to commencement of use for each lot									
19	Outdoor Lighting Minimise outdoor lighting to reduce light spill in the adjacent residential properties to be in accordance with <i>AS 4282:1997 Control of the Obtrusive Effects of Outdoor Lighting</i>.	Prior to commencement of use for each lot									
20	Infrastructure Contributions Pay to the Urban Land Development Authority a monetary contribution towards the cost of the provision of essential infrastructure at the rate applicable at the time of payment or as otherwise agreed to in writing by the Urban Land Development Authority. The current contribution has been calculated in accordance with <i>Belyando Planning Scheme Developer Contributions Charges</i> which are as follows: The current 2010/2011 total applicable charge is: Equivalent Tenement (ETs) Rates for 3 or more bedrooms = 1.0ET/unit. A credit of 1.0 ET for each of proposed lots 19, 20 & 21 is to be applied. <u>Proposed Lot 19</u> <table border="1"> <thead> <tr> <th>Headworks contribution</th><th>Calculation</th><th>Contribution</th></tr> </thead> <tbody> <tr> <td>Sewerage</td><td>\$3,450 x 5</td><td>\$17,250.00</td></tr> <tr> <td>Water Supply</td><td>\$3,870 x 5</td><td>\$19,350.00</td></tr> </tbody> </table>	Headworks contribution	Calculation	Contribution	Sewerage	\$3,450 x 5	\$17,250.00	Water Supply	\$3,870 x 5	\$19,350.00	Prior to commencement of use for each lot
Headworks contribution	Calculation	Contribution									
Sewerage	\$3,450 x 5	\$17,250.00									
Water Supply	\$3,870 x 5	\$19,350.00									

CONDITION				TIMING
	Water & Sewer Works External	\$2,720 x 5	\$13,600.00	
	Parkland	\$810 x 5	\$4,050.00	
	TOTAL		\$54,250.00*	
*The developer contributions will be adjusted for inflation each year and the amount payable will be that which applies at the time of actual payment.				
Proposed Lot 20				
	Headworks contribution	Calculation	Contribution	
	Sewerage	\$3,450 x 3	\$10,350.00	
	Water Supply	\$3,870 x 3	\$11,610.00	
	Water & Sewer Works External	\$2,720 x 3	\$8,160	
	Parkland	\$810 x 3	\$2,430.00	
	TOTAL		\$32,550.00*	
*The developer contributions will be adjusted for inflation each year and the amount payable will be that which applies at the time of actual payment.				
Proposed Lot 21				
	Headworks contribution	Calculation	Contribution	
	Sewerage	\$3,450 x 5	\$17,250.00	
	Water Supply	\$3,870 x 5	\$19,350.00	
	Water & Sewer Works External	\$2,720 x 5	\$13,600.00	
	Parkland	\$810 x 5	\$4,050.00	
	TOTAL		\$54,250.00*	
*The developer contributions will be adjusted for inflation each year and the amount payable will be that which applies at the time of actual payment.				

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.

Cultural heritage duty of care

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

Noise and Dust Emissions

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

- (a) on a Sunday or public holiday, at any time; or
- (b) on a Saturday or business day, before 6.30 a.m. or after 6.30 p.m.

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

**** End of Package ****