

ULDA Decision Notice

Site address	Lot 52 Tallon St, Moranbah
Real property descriptions	Lot 52 on CP912825
Type of approval	UDA development approval subject to conditions
Aspects of development	Reconfiguring a Lot, Material Change of Use and Operational Works
Description of proposal	3 staged subdivision of 1 into 151 residential lots, new road, park and balance lot involving a Plan of Development with Houses & Multiple Residential dwellings and extension to an existing carpark for the Moranbah Boxing and Sporting Club
ULDA reference number	DEV2011/122
Decision date	18 July 2011
Currency period	4 Years from Decision date

Drawing or Document	Number	Plan or Document Date
Ground Environment <i>Geotechnical Investigation ULDA Subdivision – Moranbah Report</i>	No. 1011.1160	8 th February 2011
BMD Consulting Report <i>Moranbah ULDA Area Boxing Club Site – Site Based Stormwater Management Plan Appendix E and F</i>	Rev A	29 March 2011
Moranbah Boxing Club Site Proposal Plan over Lot 52 on CP912825	104017-05 Rev L (As Amended in Red)	10/04/2011
Moranbah Boxing Club Site Plan of Development Lot 52 on CP912825	104017-10 Rev I (As Amended in Red)	10/04/2011
Boxing Club Car Park Layout Plan Sheet 1 of 1	SK005 Rev A	8/04/2011

PROJECT TEAM

Matt Toon Principal Planner Development Assessment Urban Land Development Authority	Con de Groot Principal Engineer Development Assessment Urban Land Development Authority	Malcolm Holz Planning Manager Urban Land Development Authority
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RECONFIGURING A LOT CONDITIONS OF APPROVAL

CONDITIONS		TIMING
1	Carry out the approved development Carry out the approved development generally in accordance with the approved plans/drawing and/or documents.	Prior to survey plan endorsement for the relevant stage of the subdivision
2	Complete all Operational Works Complete all operational work associated with this development approval, including work required by any of the following conditions. Such operational work is to be carried out generally in	Prior to survey plan endorsement for the relevant stage of the subdivision

CONDITIONS		TIMING
	accordance with the approved plans.	
3	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
4	Construction Management Plan a) Submit to the ULDA a Site Based Construction Management Plan that includes but is not limited to: ▪ provision for the management of traffic around and through the site during and outside of construction work hours. ▪ provision for parking and materials delivery during and outside of construction hours of work ▪ management of dust generated from the site during and outside construction work hours; ▪ management of sedimentation and erosion which complies with management of groundwater and surface water collection, treatment and disposal in accordance with Isaac Regional Council's standards.; ▪ management of contaminated soils (if required), including removal, treatment and replacement in accordance with site remediation plans prepared and approved specifically for this site. The construction management plan shall be prepared in consultation with the professionals responsible for individual site related management plans to ensure that all aspects of the construction and environmental management are included. The construction management plan shall be reviewed and approved by the principal consultant overseeing and certifying the construction works. b) All work shall be undertaken in accordance with the construction management plan which must be current and available on site at all times during the construction period.	a) Prior to commencement of site works b) During site works and prior to survey plan endorsement
5	Water Supply Reticulation a) Submit to the ULDA Principal Engineer a water network analysis demonstrating that sufficient water pressure to achieve the performance requirements for domestic and fire fighting requirements b) Submit to the ULDA Principal Engineer detailed engineering design of the water infrastructure in accordance with <i>Water Services Association of Australia's (WSAA) Water Supply Code of Australia – WSA 03-2002</i> and Isaac Regional Council's standards checked and certified by a Registered Professional Engineer Queensland (RPEQ- Civil). c) Upon completion of the works, submit to the ULDA Principal Engineer "As Constructed" plans including an asset register,	a) Prior to the commencement of site works b) Prior to the commencement of site works c) Prior to survey plan

CONDITIONS		TIMING
	checked by a Registered Professional Engineer Queensland (RPEQ-Civil), certifying that the works have been completed in accordance with part a) of this condition. d) Connect to Isaac Regional Council's reticulated water system at no cost to Council.	endorsement for the relevant stage of the subdivision d) Prior to survey plan endorsement for the relevant stage of the subdivision
6	Sewerage reticulation Nominated Assessing Authority – Isaac Regional Council (IRC) a) Obtain approval from Isaac Regional Council for the proposed realignment of the 375mm gravity sewer line. b) Submit to the ULDA Principal Engineer detailed engineering design of the sewer infrastructure in accordance with <i>Water Services Association of Australia's (WSAA) Sewerage Code of Australia – WSA 02-2002</i> and Isaac Regional Council's standards checked and certified by a Registered Professional Engineer Queensland (RPEQ- Civil). c) Upon completion of the works submit to the ULDA "As Constructed" plans including an asset register, checked by a Registered Professional Engineer Queensland (RPEQ-Civil), certifying that the works have been completed in accordance with part b) of this condition. d) Connect to Isaac Regional Council's reticulated sewerage system at no cost to Council.	a) Prior to the commencement of site works b) Prior to the commencement of site works c) Prior to survey plan endorsement for the relevant stage of the subdivision d) Prior to survey plan endorsement for the relevant stage of the subdivision
7	Stormwater system a) Submit to the ULDA designs and hydraulic calculations for the proposed stormwater drainage system checked and certified by a Registered Professional Engineer Queensland (RPEQ) and in accordance with: i. BMD Report <i>Moranbah ULDA Area Boxing Club Site – Site Based Stormwater Management Plan</i> Appendix E and F dated March 2011 except as noted below. ▪ Bioretention basins are to be removed and replaced with grassed areas. ▪ A stilling basin with a grated or mesh outlet is to be installed upstream of outlets discharging into Lot 2 RP616987. Each structure shall have vehicular access for future maintenance by Council. ▪ Detailed design calculations and plans are to be prepared for the stormwater system including	a) Prior to the commencement of site works

CONDITIONS	TIMING
detention dams within Lot 2 for a range of storm durations between from ARI2 to ARI100. ▪ Provide calculations for the existing dams in Lot 2 RP616987 demonstrating they cater for storms up to ARI100 and that that water levels return to normal levels within 6 hours after the end of a rainfall event. ii. Isaac Regional Council's construction standards. b) Submit to the ULDA written confirmation the Isaac Regional Council accept the transfer of the drainage easement encompassing the detention dams on Lot 2 RP616987 and agree to maintain and protect the future right of discharge. c) Connect the development to the Isaac Regional Council's stormwater system in accordance with part (a) of this condition. d) Upon completion provide to the ULDA "As Constructed" plans including an asset register, checked by a Registered Professional Engineer Queensland (RPEQ-Civil), certifying that the works have been completed in accordance with part a) of this condition.	b) Prior to survey plan endorsement for the first stage of the subdivision c) Prior to survey plan endorsement for the relevant stage of the subdivision d) Prior to survey plan endorsement for the relevant stage of the subdivision
8 Road Closure Obtain approval from the ULDA to complete the road closure in accordance with section 99 of the <i>Urban Land Development Authority Act 2007</i>.	Prior to survey plan endorsement for Stage 3
9 Easements over infrastructure – water supply, sewerage, drainage Isaac Regional Council - Nominated Assessing Authority Public utility easements must be provided, in favour of and at no cost to Isaac Regional Council over Council infrastructure (ie. Drainage, infrastructure that becomes contributed assets) located in private land. The terms of the easements must be to the satisfaction of the Chief Executive Officer, and the easement documents must be executed prior to the endorsement of the survey plan.	Prior to survey plan endorsement for the relevant stage of the subdivision
10 Filling and Excavation a) Submit to the ULDA an Earthworks Management Plan certified by a RPEQ specialising in geotechnical engineering is in accordance with the approved Ground Environment 'Geotechnical Investigation ULDA Subdivision – Moranbah Report No. 1011.1160' dated the 8th February 2011. b) Submit certification by a RPEQ specialising in geotechnical engineering stating that: ▪ all constructed cut/fill batters and/or retaining structures have achieved adequate stability with a factor of safety	a) Prior to the commencement of work for the relevant stage of the subdivision b) Prior to survey plan endorsement for the relevant

CONDITIONS		TIMING
	greater than 1.5 - all cut and fill operations have been carried out in accordance with AS3798 - any unsuitable material encountered has been treated or replaced with suitable replacement material and - any retaining wall does not straddle two or more lots and/or ownerships.	stage of the subdivision
11	Roadworks a) Submit to the ULDA for approval - road engineering design drawings, checked and certified by a Registered Professional Engineer of Queensland (RPEQ-Civil) generally in accordance with the <i>ULDA draft Guideline No.6 Street & Movement Network Guideline</i> as a Neighbourhood Street 7.5 and - engineering construction drawings, checked and certified by a Registered Professional Engineer of Queensland (RPEQ-Civil) generally in accordance with Isaac Regional Council's road construction standards. b) Submit to the ULDA certification from an RPEQ (Civil) that all roads and associated works (e.g. stormwater drainage, kerb and channel, concrete footpaths, signage, traffic islands) have been constructed in accordance the approved drawings from part a) of this condition.	a) Prior to the commencement of works for the relevant stage of the subdivision b) Prior to survey plan endorsement for the relevant stage of the subdivision
12	Electricity Submit to the ULDA either written evidence: a) demonstrating that existing underground low-voltage electricity supply is available to the newly created lots or b) that the applicant has entered into an agreement with an authorised electricity supplier (e.g. Ergon) to provide underground electricity services.	Prior to survey plan endorsement for the relevant stage of the subdivision
13	Overhead powerlines Submit to the ULDA approval from Ergon Energy that the existing Ergon owned infrastructure has been relocated from Lot 52 on CP912825.	Prior to survey plan endorsement for the first stage of the subdivision
14	Telecommunications Submit to the ULDA an agreement with a telecommunication carrier to provide underground telecommunication services to each new lot within and adjacent to the proposed development.	Prior to survey plan endorsement for the relevant stage of the subdivision
15	Broadband Provide infrastructure within the development to accommodate NBN services in accordance with NBN Co Limited '<i>New Developments: Deployment of the NBN Co Conduit and Pit Network – Guidelines for Developers</i>', Doc. No NBN-TE-CTO-194, issue date 1st April 2011.	Prior to survey plan endorsement for the relevant stage of the subdivision

CONDITIONS	TIMING
16 Repair damage to Kerb, Footpath or Road Repair 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 drainlines) that may occur during any works carried out in association with the approved development.	Prior to survey plan endorsement for the relevant stage of the subdivision
17 Service Conduits & Mains Supply and install all service conduits and meet the cost of any alterations to public utility mains, existing mains, services or installations required in connection with the approved development.	Prior to survey plan endorsement for the relevant stage of the subdivision
18 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
19 Footpaths a) Construct footpaths in locations shown on approved Moranbah Boxing Club Site Proposal Plan No 104017-05 Rev L dated 11th April 2011. b) Submit engineering plans to the ULDA Principal Engineer checked and certified by a Registered Professional Engineer of Queensland (RPEQ) showing the design of the pathways including any signs and traffic safety signs, markings and devices.	Prior to survey plan endorsement for the relevant stage of the subdivision
20 Street lighting Design and install a street lighting system (including connections and energising) to all roads within and bounding the subdivision and to all footpaths/bikeways within road reserves and parks associated with the subdivision at no cost to Isaac Regional Council. The design and construction of the street lighting system must: ▪ meet the relevant requirements of the electricity supplier ▪ be acceptable to the electricity supplier as 'Rate 2 Public Lighting'	Prior to survey plan endorsement for the relevant stage of the subdivision
21 Public Landscape Works a) Submit to the ULDA a detailed Landscape Plan certified by suitably qualified professional for improvement works within the proposed parkland Lots 997 and 998, and current Australian Standards. The plan is to be generally in accordance with approved plans of layout and is to document the following. ▪ Location of proposed drainage and stormwater works within the park, including cross-sections and descriptions.	a) Prior to survey plan endorsement for the relevant stage of the subdivision

CONDITIONS	TIMING
▪ Provision of electricity and water connections to the park. ▪ Construction of vehicle barriers/bollards along park frontages to prevent unauthorised vehicular access. ▪ Provision of a lock-rail access point (positioned at a level and logical point) and associated vehicular crossover to each road frontage to parkland. ▪ Details and locations of any proposed building works or planting, including: bridges, park furniture, picnic facilities and play equipment. ▪ Surface treatments, including the preparation of all open ground within the proposed parkland to ensure that it is topsoiled, grassed and suitable for mowing. ▪ Provision of plant schedule listing all proposed plants by botanical name, quantity and size at time of planting. b) Complete public landscape works including street tree planting and landscaping generally in accordance with part a) of this condition. c) Provide 12 months maintenance to the landscaping and street trees commencing on receipt of written confirmation from the ULDA that planting is satisfactory. d) Obtain from the ULDA written confirmation that the landscaping has been maintained to a satisfactory standard.	b) Prior to survey plan endorsement for the relevant stage of the subdivision c) As indicated d) At the conclusion of the 12 months maintenance period
22 Dedicate Land Dedicate at no cost to ULDA or Isaac Regional Council stormwater drainage areas identified as proposed Lots 996 and 999 and proposed Lots 997 and 998 as park on approved Moranbah Boxing Club Site Proposal Plan over Lot 52 on CP912825 number 104017-05 Rev L dated 10/04/2011 to the Isaac Regional Council.	Prior to survey plan endorsement for the relevant stage of the subdivision
23 Pre-Construction Certification No works shall commence until the ULDA acknowledges in writing receipt of certification package from the Project Coordinator in accordance with section 6.4 a) of the ULDA <i>Certification Procedure Manual</i>.	Prior to commencement of site works for the relevant stage of the subdivision
24 Post-Construction Certification Submit Post-Construction (Practical Completion) Certification, forms and "as Constructed" plans including an asset register, certified by a Registered Professional Engineer Queensland (RPEQ), that the plans are a true record of the works "as constructed" in accordance with section 6.4 b) of the ULDA <i>Certification Procedure Manual</i>.	Prior to survey plan endorsement for the relevant stage of the subdivision

CONDITIONS		TIMING																		
25	Infrastructure Contributions – Reconfiguring a Lot Pay to the Urban Land Development Authority a monetary contribution towards the cost of the provision of essential infrastructure. 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. The total contribution has been calculated in accordance with the Belyando Planning Scheme Developer Contribution Charges, within the <i>Isaac Regional Council Fees and Charges</i>. The current total applicable charge is: Equivalent Tenement (ETs) Rates = 1.0ET/Lot <table border="1"> <tr> <td>Parkland</td><td>\$810 x 151</td><td>\$122,310</td></tr> <tr> <td>Water</td><td>\$3,870 x 151</td><td>\$584,370</td></tr> <tr> <td>Sewer</td><td>\$3,450 x 151</td><td>\$520,950</td></tr> <tr> <td>External Water & sewer</td><td>\$2,720 x 151</td><td>\$410,720</td></tr> <tr> <td>Roadworks</td><td>\$2,080 x 151</td><td>\$314,080</td></tr> <tr> <td>Total</td><td></td><td>\$1,952,430*</td></tr> </table> *The developer contributions will be adjusted for inflation each year and the amount payable will be that which applies at the time of actual payment.	Parkland	\$810 x 151	\$122,310	Water	\$3,870 x 151	\$584,370	Sewer	\$3,450 x 151	\$520,950	External Water & sewer	\$2,720 x 151	\$410,720	Roadworks	\$2,080 x 151	\$314,080	Total		\$1,952,430*	Prior to survey plan endorsement for the relevant stage of the subdivision
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OPERATIONAL WORKS FOR CARPARK CONDITIONS OF APPROVAL

CONDITIONS		TIMING
26	Car park for Moranbah Boxing and Sporting Club a) Submit to the ULDA for approval car park engineering design drawings, checked and certified by a Registered Professional Engineer of Queensland (RPEQ-Civil) showing a sealed car park generally in accordance with approved Boxing Club Car Park Layout Plan Sheet 1 of 1 number SK005 Rev A dated 8/04/2011 and <i>AS2890.1 Off-street Carparking</i> including: ▪ how stormwater quantity and quality will be managed ▪ landscaping and ▪ fencing to mitigate car light nuisance into adjacent residential areas. b) Construct sealed carpark generally in accordance with part a) of this condition. c) Submit to the ULDA certification from an RPEQ (Civil) that the works (e.g. sealed pavement, signs and linemarking, stormwater drainage) have been constructed in accordance the approved drawings from part a) of this condition.	Prior to commencement of use

MATERIAL CHANGE OF USE FOR HOUSE AND MULTIPLE RESIDENTIAL CONDITIONS OF APPROVAL

CONDITIONS		TIMING
27	Complete all Building Works Complete all building work associated with this development	Prior to commencement of use

CONDITIONS		TIMING
	approval, including work required by any of the following conditions. Such building work is to be carried out generally in accordance with the approved Moranbah Boxing Club Site Plan of Development Lot 52 on CP912825 number 104017-10 Rev I dated 10/04/2011.	
28	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
29	Service Conduits & Mains Supply and install all service conduits and meet the cost of any alterations to public utility mains, existing mains, services or installations required in connection with the approved development.	Prior to commencement of use
30	Water Connection Isaac Regional Council (IRC) – Nominated Assessing Authority Connect to IRC's reticulated water supply system at no cost to the IRC.	Prior to the commencement of use
31	Sewer Connection Isaac Regional Council (IRC) – Nominated Assessing Authority Connect to IRC's reticulated sewerage system at no cost to the IRC.	Prior to the commencement of use
32	Soil Erosion and Sediment Control Sediment, erosion and dust control measures must be implemented in accordance with the <i>Soil Erosion and Sediment Control Engineering Guidelines for Queensland Construction Sites</i> (The Institution of Engineers, Australia Queensland Division June 1996) as a minimum standard.	While site works are occurring and then to be maintained
33	Stormwater Stormwater run-of from roof and developed surface areas and any runoff onto the site from adjacent areas are to be collected internally and directed to a lawful point of discharge.	Prior to commencement of use and then to be maintained
34	Repair damage to Kerb, Footpath or Road Repair 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 drainlines) that may occur during any works carried out in association with the approved development.	Prior to commencement of use
35	Infrastructure Contributions – Material Change of Use for Multiple Residential Dwellings on Lots 28, 35, 36, 64, 70, 123,	Prior to endorsement of community

CONDITIONS	TIMING										
150 and 116 to 122 inclusive. Pay to the Urban Land Development Authority a monetary contribution towards the cost of the provision of essential infrastructure. 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. The total contribution will be calculated in accordance with the Belyando Planning Scheme Developer Contribution Charges, within the <i>Isaac Regional Council Fees and Charges</i>. The current 2020/2011 total applicable charge is: Equivalent Tenement (ETs) Rates = 1 bedroom 0.6ET/unit 2 bedrooms 0.8ET/unit 3 or more bedrooms 1.0ET/unit <table border="1"> <tr> <td>Parkland</td><td>\$810 x ET Rates*</td></tr> <tr> <td>Water</td><td>\$3,870 x ET Rates*</td></tr> <tr> <td>Sewer</td><td>\$3,450 x ET Rates*</td></tr> <tr> <td>External Water & sewer</td><td>\$2,720 x ET Rates*</td></tr> <tr> <td>Roadworks</td><td>\$2,080 x ET Rates*</td></tr> </table> *The developer contributions will be adjusted for inflation each year and the amount payable will be that which applies at the time of actual payment.	Parkland	\$810 x ET Rates*	Water	\$3,870 x ET Rates*	Sewer	\$3,450 x ET Rates*	External Water & sewer	\$2,720 x ET Rates*	Roadworks	\$2,080 x ET Rates*	management statement or commencement of use whichever comes first
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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 (IRC) – 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, IRC will issue a response in the manner required by the condition/s (eg a letter of endorsement or authorisation, an approval or a permit).

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

You are advised that all development involving the emission of noise and dust from building/construction activities requires that such emissions be in accordance with the requirements of the *Environmental Protection Act 1994*.

Urban Land Development Authority

DEV2011/122 Reconfiguring a Lot with a Plan of Development, Material Change of Use and Operational Works

Pursuant to Division 3 Section 440R of the Act, 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 ****