

UDA Decision Notice

Site Address	35 Forrest Dr, Moranbah
Real property description	Lot 31 on M97356
Type of development	Material change of use
Aspects of development	Multiple residential
Description of proposal	3 multiple residential dwellings each with 3 bedrooms and double garages
ULDA reference number	DEV2011/110
Decision date	17 May 2011
Currency period	4 years from Decision date

Approved Drawings or Documents	Number	Plan or Document Date
Cooloola Drafting Site Plan	1 of 6 (As amended in red)	20/03/2011
Cooloola Drafting Lower Floor Plans Units 1 & 2	2 of 6	20/03/2011
Cooloola Drafting Upper Floor Plans Units 1 & 2	3 of 6	20/03/2011
Cooloola Drafting Elevations Units 1 & 2	4 of 6	20/03/2011
Cooloola Drafting Upper and Lower Plans Unit 3	5 of 6	20/03/2011
Cooloola Drafting Elevations Unit 3	6 of 6	20/03/2011

PROJECT TEAM

Matt Toon Principal Planner Development Assessment Urban Land Development Authority	Con de Groot Principal Engineer Development Assessment Urban Land Development Authority	Gerhard Eckard Manager Technical Support Isaac Regional Council
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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	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 b. Prior to the commencement of use
3	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

CONDITION	TIMING
4 Detailed Landscape Plan a. Submit to the ULDA a detailed Landscape Plan including all private open space and driveway treatments in accordance with the approved <i>Cooloola Drafting Site Plan No. 1 of 6</i> dated 20/03/2010. Landscaping is to ensure: ▪ Selected species and fencing does not block 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 earthwork; ▪ Location of existing and proposed services ▪ General identification of hard and soft landscape treatments ▪ Location, species' botanical name, pot size, numbers and mature height of all proposed planting ▪ Any front fence facing Forrest Drive shall be constructed to a maximum 1.2m height with 50% permeable any height thereafter and b. On completion of the landscape works, submit to the ULDA written certification that the completed landscaping complies with part a. this condition.	a. Prior to commencement of landscape works b. Prior to commencement of use and to be maintained
5 Soil Erosion and Sediment Control a. Submit to the ULDA an Erosion and Sediment Control (ESC) Plan in accordance with <i>Capricorn Municipal Development Guidelines</i>. b. Implement the approved Erosion and Sediment Control Plan on site	a. Prior to commencement of site works b. At all times during construction works
6 Stormwater Drainage a. Submit to the ULDA stormwater drainage plans certified by a Registered Professional Engineer of Queensland (RPEQ) demonstrating stormwater, with the exception of water captured on-site in rainwater tanks, is drained from the site and carried without causing annoyance or nuisance to any person to a lawful point of discharge in accordance with design and construction criteria contained in the <i>Capricorn Municipal Development Guidelines</i>. b. Constructed stormwater drainage in accordance with a. of this condition. 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.	a. Prior to the commencement of site works b. Prior to the commencement of use c. Prior to the commencement of use

CONDITION		TIMING
7	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
8	Car parking, manoeuvring and access Submit to the ULDA certification from a Registered Professional Engineer of Queensland (RPEQ) that car parking, manoeuvring and a 5.5 meter wide driveway crossing extended up until the visitor parking for Unit 1 has been constructed, sealed, signed and line marked generally in accordance with the: ▪ Approved <i>Cooloola Drafting</i> Site Plan No. 1 of 6 dated 20/03/2011 and ▪ <i>AS2890.1:2004 Parking Facilities – Off Street Car Parking</i>. Wheel stops are also to be provided on those parking spaces where the pavement is graded to the bio-retention filters to control parking and protect filters.	Prior to the commencement of use and to be maintained
9	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
10	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
11	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 endorsement of survey plan
12	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
13	Easements Isaac Regional Council (IRC) – Nominated Assessing Authority Where applicable, an internal easement must be provided to IRC for any part of a sewerage, water supply or drainage network (including overland flow paths) that passes through the site and is of benefit to another allotment. Any such easement must be of an adequate width to protect that infrastructure and to at no cost to the IRC.	Prior to the commencement of the use and to be maintained

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14	Electricity Submit to the ULDA either: - written evidence demonstrating that existing underground low-voltage electricity supply is available to the newly created lots 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 the commencement of the use																		
15	Telecommunications Enter into an agreement with a telecommunication carrier to provide underground telecommunication services to each new lot within the proposed development.	Prior to the commencement of the use																		
16	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. 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. Existing 3 bedroom residence provides a credit of 1.0ET. <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 2</td><td>\$6,900</td></tr> <tr> <td>Water Supply</td><td>\$3,870 x 2</td><td>\$7,740</td></tr> <tr> <td>Water & Sewer Works External</td><td>\$2,720 x 2</td><td>\$5,440</td></tr> <tr> <td>Parkland</td><td>\$810 x 2</td><td>\$1,620</td></tr> <tr> <td>TOTAL</td><td></td><td>\$21,700.00</td></tr> </tbody> </table> *The developer contributions for water supply and sewerage headworks will be adjusted for inflation each year and the amount payable will be that which applies at the time of actual payment.	Headworks contribution	Calculation	Contribution	Sewerage	\$3,450 x 2	\$6,900	Water Supply	\$3,870 x 2	\$7,740	Water & Sewer Works External	\$2,720 x 2	\$5,440	Parkland	\$810 x 2	\$1,620	TOTAL		\$21,700.00	Prior to commencement of use
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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 – 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.

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.

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 ****