

UDA Decision Notice

Site Address	Cnr Moranbah Access & Cunningham Roads, Moranbah
Real property description	Lot 900 on SP212063
Type of approval	Material Change of Use
Aspects of Development	Catering Premise
Description of Proposal	Restaurant with 384.4m ² of GFA ancillary landscaping and 32 car parks
ULDA reference number	DEV2010/107
Decision date	13 May 2011
Currency period	4 years from Decision date

Approved Drawings or Documents	Number	Plan or Document Date
CLA Consultants, Erosion & Sediment Control Plan	004	18 November 2010
CLA Consultants, Stormwater Management Plan	002 Revision A	18 November 2010
PA Architects, Site Plan	SK-A002	05-07-10
PA Architects, Floor Plan	SK-A100	27-04-10
PA Architects, Side and Rear Elevations	SK-A200	27-04-10
PA Architects, Drive Thru and Front Elevations	SK-A201	27-04-10
PA Architects, External Finishes Schedule	SK-A202	27-04-10
Urbis, Planting Plan	PP -01	20-12-2010
Urbis, Planting Plan	PP -02	20-12-2010
Urbis, Finishes Plan	FI -01	20-12-2010
Urbis, Finishes Plan	FI -02	20-12-2010
Urbis, Plant schedule	BD-219 Revision A	20/12/2010
PA Architects, Proposed Signage Location Plan	DA-SG1	05-01-11
PA Architects, Proposed Signage Plan	DA-SG2	05-01-11
PA Architects, Signage Details 1	DA-SG3	14-12-10
PA Architects, Signage Details 2	DA-SG4	05-01-11
PA Architects, South & West Signage Elevations	DA-SG5	05-01-11
PA Architects, North & East Signage Elevations	DA-SG6	05-01-11

PROJECT TEAM

Matt Toon Principal Planner Development Assessment Urban Land Development Authority	Con de Groot Principal Engineer Development Assessment Urban Land Development Authority	Donna Skinner Town Planner Officer Isaac Regional Council
--	--	--

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	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
3	Amenity Noise Isaac Regional Council – Nominated Assessing Authority To protect the noise amenity of nearby residential area the development is to ensure noise emanating from the site does not exceed the criteria set out in the <i>Environmental Protection (Noise) Policy 2008 – Schedule 1</i> at surrounding sensitive receptors.	As indicated and to be maintained
4	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 ▪ maximise the use of natural light and energy efficient lighting ▪ implement demand management strategies to reduce energy consumption and ▪ the consideration of construction and fit out materials with low embodied energy. 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
5	Landscaping a) Complete onsite landscaping generally in accordance with the approved Urbis, Planting Plan PP -01 & 02 dated 20-12-2010, Finishes Plan FI -01 & 02 dated 20-12-2010 and Plant schedule BD-219 Revision A dated 20/12/10 and ensure no pedestrian access is facilitated from Moranbah Access Road. 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
6	Soil Erosion and Sediment Control Implement the approved CLA Consultants Erosion & Sediment Control Plan, Drawing No. 004 dated 18 November 2010.	At all times during construction works

CONDITION		TIMING
7	Stormwater Drainage a) Construction the stormwater drainage as detailed in CLA Consultants, Stormwater Management Plan Drawing, No. 002 Revision A dated 18 November 2010. b) Upon completion of part a) of this condition, submit to the ULDA Principal Engineer "As Constructed" plans including an asset register certified by a Registered Professional Engineer Queensland (RPEQ-Civil)	Prior to the commencement of use and to be maintained
8	Finished floor level Construct the development to provide a minimum finished floor level of 300mm above the top of kerb on Cunningham Road.	Prior to the commencement of use and to be maintained
9	Car parking, manoeuvring and access Submit to the ULDA certification from a Registered Professional Engineer of Queensland (RPEQ) that car parking, manoeuvring and access has been constructed, sealed, signed and line marked generally in accordance with the: ▪ Approved Site Plan No. SK-A002 dated 05-07-10 ▪ Approved Signage Plan No. DA-SG2 dated 05-01-11 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
10	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
11	Sewer Connection Isaac Regional Council (IRC) – Nominated Assessing Authority Connected to IRC's reticulated sewerage system at no cost to the IRC.	Prior to the commencement of use
12	Service Conduits & Mains Isaac Regional Council (IRC) – Nominated Assessing Authority 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
13	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

CONDITION		TIMING									
14	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									
15	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.	Prior to the commencement of the use									
16	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 the commencement of use and to be maintained									
17	Access Submit to the ULDA copy of the easement documentation confirming that the proposed Lot 27 has legal access over the proposed Lot 28.	Prior to commencement of use									
18	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: <table border="1"> <thead> <tr> <th>Headworks contribution</th><th>Methodology</th><th>Contribution</th></tr> </thead> <tbody> <tr> <td>Sewerage</td><td>1.0ET/200m² gross floor area (GFA) GFA is 384.4m² 2010/2011 Charge is \$3,450 2.0ET x \$3,450=</td><td>\$6,900.00</td></tr> <tr> <td>Water Supply</td><td>1.0ET/200m² gross floor area (GFA) GFA is 384.4m² 2010/2011 Charge is \$3,870.00 2.0ET x \$3,870.00 =</td><td>\$7,740.00</td></tr> </tbody> </table>	Headworks contribution	Methodology	Contribution	Sewerage	1.0ET/200m ² gross floor area (GFA) GFA is 384.4m ² 2010/2011 Charge is \$3,450 2.0ET x \$3,450=	\$6,900.00	Water Supply	1.0ET/200m ² gross floor area (GFA) GFA is 384.4m ² 2010/2011 Charge is \$3,870.00 2.0ET x \$3,870.00 =	\$7,740.00	Prior to commencement of use
Headworks contribution	Methodology	Contribution									
Sewerage	1.0ET/200m ² gross floor area (GFA) GFA is 384.4m ² 2010/2011 Charge is \$3,450 2.0ET x \$3,450=	\$6,900.00									
Water Supply	1.0ET/200m ² gross floor area (GFA) GFA is 384.4m ² 2010/2011 Charge is \$3,870.00 2.0ET x \$3,870.00 =	\$7,740.00									

CONDITION				TIMING
	Water & Sewer Works External	1.0ET/200m ² gross floor area (GFA) GFA is 384.4m ² 2010/2011 Charge is \$2,720.00 2.0ET x \$2,720.00 =	\$5,440.00	
	TOTAL		\$20,080.00*	
	*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.			
19	Environmentally Relevant Activities (ERA) Isaac Regional Council (IRC) – Nominated Assessing Authority a) Before: ▪ starting a new environmentally relevant activity on the land ▪ increasing the threshold for an environmentally relevant activity on the land ▪ re-establishing on the land an environmentally relevant activity that has been abandoned ▪ materially increasing the intensity or scale of an environmentally relevant activity on the land ▪ continuing an environmentally relevant activity on the land where: i. an approval for the activity ceases to have effect because of the operation of sections 619(2)(e) or 624(2)(b) of the <i>Environmental Protection Act 1994</i> or ii. there is no approval for the activity and it was, at any time before 4 October 2004, carried out without an environmental authority as required under the <i>Environmental Protection Act 1994</i> ▪ continuing on the land an environmentally relevant activity, carried out under an approval mentioned in 624(1)(b) of the <i>Environmental Protection Act 1994</i> or ▪ continuing an activity on the land, after the activity becomes an environmentally relevant activity an ERA management report must be provided to the Central Highlands Regional Council (the “nominated assessing authority”) for assessment against relevant standards and requirements and approval by the nominated assessing authority. NOTE: An ERA management report must be completed in accordance with the ULDA’s Guideline for Assessment of ERAs, available from the ULDA’s website. b) Comply with the ERA management report as approved by the nominated assessing authority.			As indicated

STANDARD ADVICE

Disability Discrimination Act 1992

Provision is to be made within the development for disabled access in accordance with Australian Standard 1428 and is to take into account the *Disability Discrimination Act 1992* and the *Anti-Discrimination Act 1991*.

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.

Trade Waste Disposal

Any trade waste permit must be obtained from Isaac Regional Council and adhered to, with regards to trade waste disposal.

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 ****