

ULDA DECISION NOTICE

Site Address	Belyando Ave, Moranbah
Real property description	Lot 4 on SP239826
Type of Approval	UDA development approval subject to conditions
Aspects of Development	Material change of use and Operational works
Description of Proposal	Extension to Accommodation village of 193 units including filling and excavation
ULDA reference number	DEV2010/093
Decision date	18 July 2011
Currency period	4 years from Decision date

Approved Drawings or Documents	Number	Plan or Document Date
Accommodation Village Site Plan	0905-AV-DA-02 Rev P (As Amended in Red 1 June 2011)	08 OCT 2010
1 Bedroom Unit Buildings Plans Elevations	B1-01 Rev A	18 November 2010 (Received)
2 Bedroom Unit Buildings Plans Elevations	B2-01 Rev A	18 November 2010 (Received)
Unit Type 1 Buildings Plans Elevations	U1-01 Rev A	18 November 2010 (Received)
Unit Type 2 Buildings Plans Elevations	U2-01 Rev A	18 November 2010 (Received)
Laundry Buildings Plan Elevations	LN-01 Rev A	18 November 2010 (Received)
Landscape Concept Plan	23619-2_SD_L1.01 Rev 01	August 2010
Detail Plan Blow-up	23619-2_SD_L1.02 Rev 01	August 2010
Typical Sections 1 of 2	23619-2_SD_L1.03 Rev 01	August 2010
Typical Sections 2 of 2	23619-2_SD_L1.04 Rev 01	August 2010
Proposed Plant Palette and Character imagery	23619-2_SD_L1.05 Rev 01	August 2010

PROJECT TEAM

Matt Toon Principal Planner Development Assessment Urban Land Development Authority	Con de Groot Principal Engineer Development Assessment Urban Land Development Authority	Marcus Bloor Environmental Planner Urban Land Development Authority
Gerhard Eckard Manager Technical Services Isaac Regional Council	Nicole Hartley Cadet Town Planner Isaac Regional Council	

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 for the relevant stage of the accommodation village and to be

CONDITION		TIMING
		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 and to be maintained for the relevant stage of the Accommodation village
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	Energy and Water Efficiency Submit to the ULDA written certification from a qualified energy efficiency specialist the energy efficient features employed in the Accommodation buildings which is to include but not limited to: ▪ Minimum energy efficiency to comply with requirements of Queensland Development Code (QDC) Mandatory Part (MP) 4.1 <i>Sustainable Buildings</i> ▪ Water efficiency to comply with QDC MP 4.2 <i>Water Saving Targets</i> Other buildings: ▪ Compliance with National Construction Code (<i>Building Code of Australia</i> Vol 1) Section J.	Prior to the commencement of use for the relevant stage of the Accommodation village
5	Landscaping a) Construct the landscape works and planting in accordance with the following approved plans: ▪ Landscape Concept Plan number 23619-2_SD_L1.01 Rev 01 dated August 2010 ▪ Detail Plan Blow-up number 23619-2_SD_L1.02 Rev 01 dated August 2010 ▪ Typical Sections 1 of 2 number 23619-2_SD_L1.03 Rev 01 dated August 2010 ▪ Typical Sections 2 of 2 number 23619-2_SD_L1.04 Rev 01 dated August 2010 and ▪ Proposed plant palette and character imagery number 23619-2_SD_L1.05 Rev 01 dated August 2010. b) On completion of the landscape works, submit to the ULDA written certification from a qualified landscape architect or contractor that the completed landscaping complies with part a) this condition.	a) Prior to commencement of use for the relevant stage of the Accommodation village b) Prior to commencement of use for the relevant stage of the Accommodation village and to be maintained
6	Soil Erosion and Sediment Control a) Submit to the ULDA an Erosion and Sediment Control (ESC)	a) Prior to commencement

CONDITION	TIMING
Plan in accordance with <i>Capricorn Municipal Development Guidelines</i>. b) Implement the approved Erosion and Sediment Control Plan on site	of site works for the relevant stage of the Accommodation village b) At all times during construction works
7 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>. The stormwater drainage design must demonstrate that the: ▪ discharge from the site shall be as per pre-development, in regard to location, duration, frequency, concentration and point of discharge to downstream properties including road reserves. ▪ stormwater flow entering the site shall not be restricted ▪ stormwater drainage from the proposed development shall be discharged into the Stage 1 stormwater retention basin and ▪ internal swales shall be lined and landscaped to assist in the removal of sediment. b) Construct all stormwater drainage in accordance with part 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 for the relevant stage of the Accommodation village b) Prior to the commencement of use for the relevant stage of the Accommodation village c) Prior to the commencement of use for the relevant stage of the Accommodation village
8 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

CONDITION		TIMING
9	Emergency Access Submit written confirmation to the ULDA from the <i>Queensland Fire & Rescue Service (QFRS)</i> and the <i>Queensland Ambulance Service (QAS)</i> that they are aware of the onsite emergency management plan in the case of an emergency response. <i>Note: This condition is to ensure that in the case of an emergency the QFRS or QAS are able to locate the correct location of the emergency within the accommodation village.</i>	Prior to the commencement of use
10	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 b) At all times during construction works
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 commencement of use for the relevant stage of the Accommodation village
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 for the relevant stage of the Accommodation village
13	Electricity Submit to the ULDA either: ▪ written evidence demonstrating that existing underground low-voltage electricity supply is available to the development 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 the relevant stage of the Accommodation village
14	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	a) Prior to commencement of site works for the relevant stage of the Accommodation village

CONDITION	TIMING
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.	b) During site works and prior to survey plan endorsement
15 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 Isaac 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.	As indicated

CONDITION		TIMING																		
	b) Comply with the ERA management report as approved by the nominated assessing authority.																			
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 1 bedrooms = 0.6 ET/unit and for 2 bedrooms = 0.8ET/unit. 21 two bedroom units x 0.8ETs = 16.8 172 one bedroom units x 0.6ETs = 103.2 <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 120</td><td>\$414,000</td></tr> <tr> <td>Water Supply</td><td>\$3,870 x 120</td><td>\$464,400</td></tr> <tr> <td>Water & Sewer Works External</td><td>\$2,720 x 120</td><td>\$326,400</td></tr> <tr> <td>Parkland</td><td>\$810 x 120</td><td>\$97,200</td></tr> <tr> <td>TOTAL</td><td></td><td>\$1,302,000.00*</td></tr> </tbody> </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.	Headworks contribution	Calculation	Contribution	Sewerage	\$3,450 x 120	\$414,000	Water Supply	\$3,870 x 120	\$464,400	Water & Sewer Works External	\$2,720 x 120	\$326,400	Parkland	\$810 x 120	\$97,200	TOTAL		\$1,302,000.00*	Prior to commencement of use for the relevant stage of the Accommodation village
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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.

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 ****