

UDA Decision Notice

Site address	Lot 504 Mills Ave, Moranbah
Real property descriptions	Lot 504 on SP230470 Parish of Moranbah
Type of application	UDA development approval subject to conditions
Aspects of development	Reconfiguring a Lot
Description of proposal	Subdivision of 1 into 113 lots and new road with a Plan of Development (135 dwellings)
ULDA reference number	DEV2010/090
Decision date	16 th June 2011
Currency Period	4 years from Decision date

Drawing or Document	Number	Plan or Document Date
Proposed Development Stage 6 Allotment Layout	23619-36 Rev D	4 February 2011
Plan of Development Stage 6 Allotment Layout	23619-37 Rev F	15 February 2011
RPS Isaac Views: Stage 6 Landscape Concept Plan	REV02	October 2010
RPS Isaac Views: Stage 6 Plant Palette	REV02	October 2010
<i>Surface and Services Layout Plan Sheet 1 of 2</i>	SK103	February 2011
<i>Surface and Services Layout Plan Sheet 2 of 2</i>	SK104	February 2011
<i>Roadworks & Stormwater Details</i>	SK106	February 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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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
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 accordance with the approved plans.	Prior to survey plan endorsement
3	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	a) Prior to commencement of site works

CONDITIONS	TIMING
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.	b) During site works
4 Water Supply Reticulation a) 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). b) Upon completion of the works, submit to the ULDA Principal Engineer "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. c) Connect to Isaac Regional Council's reticulated water system at no cost to Council.	a) Prior to the commencement of site works b) Prior to survey plan endorsement c) Prior to survey plan endorsement
5 Sewerage reticulation a) 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). b) Upon completion of the works submit to the ULDA "As Constructed" plans including an asset register, checked by a	a) Prior to the commencement of site works b) Prior to survey plan

CONDITIONS		TIMING
	Registered Professional Engineer Queensland (RPEQ-Civil), certifying that the works have been completed in accordance with part a) of this condition. c) Connect to Isaac Regional Council's reticulated sewerage system at no cost to Council.	endorsement c) Prior to survey plan endorsement
6	Stormwater Management Construct a Gross Pollutant Removal and Velocity Reduction structure generally in accordance with GHD Plans <i>Finished Surface and Services Layout Plan Sheet 1 of 2 Drawing No. SK103</i> dated February 2011, <i>Finished Surface and Services layout Plan Sheet 2 of 2 Drawing No. SK104</i> dated February 2011 and <i>Roadworks & Stormwater Details Drawing No. SK106</i> dated February 2011.	Prior to survey plan endorsement
7	Stormwater system a) Submit to the ULDA designs and hydraulic calculations for the proposed stormwater drainage system, including the proposed swale located within Lot 997, checked and certified by a Registered Professional Engineer Queensland (RPEQ) in accordance with Isaac Regional Council's Standards and is to include: ▪ swale designed for the Q100 event and a ▪ catchment plan included with the design calculations. b) Connect the development to the Isaac Regional Council's stormwater system in accordance with part (a) of this condition. Upon completion the developer shall prepare and 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 Isaac Regional Council's standards.	a) Prior to the commencement of site works b) Prior to survey plan endorsement
8	Easements over infrastructure – water supply, sewerage, drainage Public utility easements must be provided, in favour of and at no cost to Isaac Regional Council over Council infrastructure (i.e. 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
9	Filling and Excavation a) Submit to and obtain approval from the ULDA of an Earthworks Management Plan certified by a RPEQ specialising in geotechnical engineering. The plan shall address but not be limited to, the following: ▪ the full extent of the cut and fill showing existing and finished contours	a) Prior to the commencement of work

CONDITIONS	TIMING
▪ how the retaining will not adversely impact on visual amenity (for instance, retaining walls over 1.5m should be stepped and landscaped) ▪ a geotechnical report showing borehole information for areas of cut and detailing the suitability of material for excavation and filling and ▪ geotechnical recommendations for the excavation, placement and control of the placement of fill. 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 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.	b) Prior to survey plan endorsement
10 Roadworks a) Submit to the ULDA: ▪ 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 site works b) Prior to survey plan endorsement
11 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
12 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

13	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 drain lines) that may occur during any works carried out in association with the approved development.	Prior to survey plan endorsement
14	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
15	Footpaths Construct footpaths in the locations shown on approved Proposed Development Stage 6 Allotment Layout 23619-36 Rev D dated 4 FEB 2011 and 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
16	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
17	Landscape Works a) Complete public landscape works including street tree planting and landscaping generally in accordance with the approved RPS Isaac Views: Stage 6 Landscape Concept Plan and Plant Palette No. REV02 dated October 2010. b) Provide 12 months maintenance to the landscaping and street trees commencing on receipt of written confirmation from the Council that planting is satisfactory. c) Obtain from the Council written confirmation that the landscaping has been maintained to a satisfactory standard.	a) Prior to endorsement of survey plan b) As indicated c) At the conclusion of the 12 months maintenance period

18	Dedicate Land Dedication at no cost to Council stormwater drainage areas identified as proposed Lots 999 and 998 and proposed Lot 997 as park on approved Proposed Development Stage 6 Allotment Layout 23619-36 Rev D dated 4 FEB 2011.	Prior to endorsement of survey plan															
19	Pre-Construction Self Certification No work shall commence until the ULDA acknowledges in writing receipt of certification package(s) from the Project Coordinator in accordance with ULDA Certification Procedures Manual.	Prior to commencement of site works															
20	Post-Construction Self Certification Submit Post-Construction (Practical Completion) Certification, approved 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” are in accordance with the approved plans.	Prior to the endorsement of survey plan															
21	Infrastructure Contributions – Reconfiguring a Lot Pay to the ULDA 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 109</td><td>\$88,290</td></tr> <tr> <td>Water</td><td>\$3,870 x 109</td><td>\$421,830</td></tr> <tr> <td>Sewer</td><td>\$3,450 x 109</td><td>\$376,050</td></tr> <tr> <td>External Water & sewer</td><td>\$2,720 x 109</td><td>\$296,480</td></tr> <tr> <td>Total</td><td></td><td>\$1,182,650.00*</td></tr> </table>	Parkland	\$810 x 109	\$88,290	Water	\$3,870 x 109	\$421,830	Sewer	\$3,450 x 109	\$376,050	External Water & sewer	\$2,720 x 109	\$296,480	Total		\$1,182,650.00*	Prior to endorsement of survey plan
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External Water & sewer	\$2,720 x 109	\$296,480															
Total		\$1,182,650.00*															

21	Infrastructure Contributions – Future Multiple Residential Dwellings Pay to the ULDA 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><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></table> Credits maybe deducted where evidence can be provided to the ULDA that equivalent tenements are able to be credited for the land.	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	Prior to endorsement of community management statement or commencement of use whichever comes first
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									

STANDARD ADVICE

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 (e.g. 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*.

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 ****