

DEV2012/385

19 March 2013

Village National
C/- THG
PO Box 1038
FORTITUDE VALLEY QLD 4006

Attention Andrew Carstairs

Dear Andrew

**SECTION 89(1)(a) PDA DEVELOPMENT APPROVAL FOR A PDA
DEVELOPMENT APPLICATION FOR A PDA DEVELOPMENT PERMIT FOR A
MATERIAL CHANGE OF USE FOR NON RESIDENTIAL WORKERS
ACCOMMODATION AND SHORT TERM ACCOMMODATION (456 DWELLING
UNITS) AT 79 BELYANDO AVENUE, MORANBAH DESCRIBED AS LOT 5 ON
M97372**

On 14 March 2013 the Minister for Economic Development Queensland (MEDQ) approved the Priority Development Area (PDA) development application pursuant to s.85(4)(b) of the *Economic Development Act 2012*. MEDQ has decided to grant all of the PDA development approval applied for subject to PDA development conditions set out in the attached PDA Development Approval Package.

The PDA development application and the decision notice can also be viewed in the MEDQ Development Approvals Register via the MEDQ website
<http://www.dsdip.qld.gov.au/infrastructure-and-planning/priority-development-area-development-approvals.html>.

Should you have any queries in relation to the decision notice, please do not hesitate to contact Matt Toon on 07 3024 4166.

Yours Sincerely



Patrick Atkinson

MANAGER – DEVELOPMENT ASSESSMENT

PDA Decision Notice – Approval

Site information		
Name of urban development area (PDA)	Moranbah	
Site address	79 Belyando Avenue, Moranbah	
Lot on plan description	Lot number	Lot description
	Lot 5	M97372
PDA development application details		
MEDQ reference number	DEV2012/385	
Lodgement date	<i>[insert date when application was properly made as per s51 of the MEDQ Act]</i>	
Type of application	☒ New development involving:- ☒ Material change of use ☒ Development permit	
Description of proposal applied for	<i>Development Permit for Material Change of Use for Non Residential Workers Accommodation and Short-term Accommodation(456 dwelling units); Short-term Accommodation (30 dwelling units); Relocatable Home Park (59 dwelling units); Food Premise (750m²); Shop (200m²); Business or Medical Centre (200m²); Indoor sport, entertainment and recreation (Gym 200m²); and Indoor entertainment (hotel or tavern 350m²) in accordance with a Plan of Development</i>	

PDA development approval details

Decision of the MEDQ	The MEDQ has decided to grant all of the PDA development approval applied for, subject to PDA development conditions forming part of this decision notice
Decision date	14 March 2013
Currency period	4 years from decision date

Plans and specification

The plans and specifications approved by the MEDQ and referred to in the PDA development conditions concerning the PDA development approval are detailed below.

Approved plans, reports and specifications		Number (if applicable)	Date (if applicable)
1.	Plan of Development – Site Plan	Page 1 of 3	18.2.13 (Amended in red)
2.	Plan of Development – Building Heights Plan	Page 2 of 3	18.2.13 (Amended in red)
3.	Plan of Development – Land Use Plan	Page 3 of 3	18.2.13 (Amended in red)
4.	Site Plan	DA00.01 Issue B	6/12/12
5.	Site Staging Plan	DA00.02 Issue A	13/11/12
6.	Mixed Use Building Plans – Ground Floor Restaurant, Tavern, Retail & Gym	DA10.05 Issue B	6/12/12
7.	Relocatable Home – Indicative Adaptive House Plans – 3 bed Home Unit Configuration	DA10.01 Issue A	13/11/12
8.	Relocatable Home – Indicative Adaptive House Plans – Single Accommodation Unit Plan Configuration	DA10.02 Issue A	13/11/12
9.	4 Storey Short term Accommodation Building – Indicative Adaptive 2-3 Bedroom Unit & Single Accommodation Unit Plan Configurations	DA10.03 Issue B	6/12/12
10.	4 Storey Short term Accommodation Building – Indicative Single Accommodation Unit Plan Configurations	DA10.04 Issue A	13/11/12
11.	4 Storey Mixed Use Building Plan – Ground Floor Restaurant, Tavern, Retail	DA10.05 Issue A	13/11/12

12.	4 Storey Mixed Use Building Plan – Second Floor Boutique Motel Accessible/Executive Suites	DA10.06 Issue A	13/11/12
13.	4 Storey Mixed Use Building Plan – Third and Fourth Floor Boutique Motel Standard Rooms	DA10.07 Issue A	13/11/12
14.	Relocatable Home - Indicative Adaptive House Elevations	DA20.01 Issue A	13/11/12
15.	Relocatable Home - Indicative Adaptive House Cluster Elevations	DA20.02 Issue A	13/11/12
16.	3 Storey Short term Accommodation – Indicative Building Elevations	DA20.03 Issue A	13/11/12
17.	4 Storey Short term Accommodation – Indicative Adaptive Units Building Elevations	DA20.04 Issue A	13/11/12
18.	4 Storey Short term Accommodation – Indicative Adaptive Units Building Elevations	DA20.05 Issue A	13/11/12
19.	Town Square 4 Storey Mixed use Building –Indicative Elevations	DA20.06 Issue A	13/11/12
20.	Town Square 4 Storey Mixed use Building –Indicative Elevations	DA20.07 Issue A	13/11/12
21.	Landscape Intent Plan	25343-LP01 (1 of 2) Issue A	15.11.2012
22.	Landscape Intent Plan	25343-LP01 (2 of 2) Issue A	15.11.2012
23.	Stormwater Management Report	13946 Rev No.1	January 2013

Staging - All works and applications required herein are relevant to each individual stage. Where reference is made to further compliance endorsement or completion of works those documents/works are limited to each individual stage.

PDA Development Conditions

1	Carry out the approved development Carry out and complete the development generally in accordance with the approved plan/s, drawing/s and document/s and the conditions contained in this approval.	Prior to survey plan endorsement for the relevant stage
2	Maintain the approved development	At all times

	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 approval required by the conditions.	
3	Energy and Water Efficiency Unless an alternative peak energy and water demand strategy is agreed to in writing with Economic Development Queensland (EDQ) submit to EDQ written certification from a qualified sustainability specialist that the energy and water efficiency features employed in the accommodation buildings include the following: • all air conditioner units installed in accommodation rooms or common areas are peak smart inverter units • hot water heating is either solar or heat pumps or gas with any booster for heat pump or solar to be off peak • lighting – T5 fluorescent lights to be installed instead of T8 fluorescents and • low flow shower heads (9litres/minute) to be installed in all units.	Prior to the commencement of use for the relevant stage
4	Hours of operation The approved use of premises as 'Indoor entertainment' has the following limits on its hours of operation. Liquor: 10am-10pm Sunday to Thursday, 10am-12pm Friday & Saturday. Food: 24/7	At all times
5	Exclusion of use of premises The approved use of premises as 'Indoor entertainment' excludes within this definition the following sub-categories: • nightclub • adult entertainment	At all times
6	Streetscape Works a) Submit to Economic Development Queensland (EDQ) detailed plans generally in accordance with approved Landscape Intent Plan 25343-LP01 (1 of 2) Issue A and 25343-LP01 (2 of 2) Issue A dated 15.11.2012 of the proposed park and streetscape works, including and illustrating the following: - appropriate pavement treatments including finished surface levels, cross-falls and longitudinal grades; - appropriate footpath locations; - street tree and other plantings location and species, the ground preparation works and	a) Prior to commencement of works on site for the relevant stage

	monthly maintenance plan; - road uses adjacent to the kerbing (e.g. parking bays, No Standing zones etc); - Identify all new and existing trees within the dedicated road, including those to be retained and those to be removed; - Identify the location/ proximity of services within the road reserve; and - Provide details of proposed planting including common and botanical names, height and spread at maturity. The plan is to be prepared and certified by an Australian Institute of Landscape Architects registered landscape architect. b) Undertake the works in accordance with the submitted streetscape works plans from part (a) of this condition. Works are to be carried out in accordance with the following standards: - AS1428.1 Design of Access and Mobility - AS1428.4 Tactile Ground Surface Indicators - AS/NZA 1158.3.1, 2005 Pedestrian Area Lighting This work is to be certified by a suitably qualified urban design/landscape architect or Registered Professional Engineer Queensland RPEQ professional in accordance with the EDQ Certification Procedures Manual and to the satisfaction of EDQ. c) On completion of this work submit written certification and "as constructed" plans to EDQ demonstrating compliance with this condition. d) Maintain street trees and other road reserve plantings for a period of twelve (12) months after an 'On-Maintenance' (landscape) inspection.	b) Prior to commencement of use for the relevant stage c) Prior to commencement of use for the relevant stage d) As indicated
7	Affordable housing contribution a) Unless there is an infrastructure agreement (to which part 7 of the <i>Economic Development Act 2012</i> applies) to the contrary, for a period of five (5) years from the date of the commencement of use for each stage, 5% of the 456 non-resident worker accommodation rooms ("the affordable rooms") must be made available at all times (unless already occupied	As indicated

	by an eligible household) to eligible households. Eligible households are low to moderate income households as set out in Economic Development Queensland (EDQ) Guideline Number 16 - Housing and that meet the criteria set out in the EDQ Guideline no. 3 - Non-resident worker accommodation. b) During that 5 year period, the affordable rooms must not be occupied by any person or group that is not an eligible household. c) The rent payable for an affordable room must not exceed the level of affordable rent as set out in the most recent version of EDQ <i>Guideline no. 16 - Housing</i>. d) Affordable rooms must be made available equally across all three bands as set out in the most recent version of EDQ <i>Guideline no. 16 - Housing</i>. e) Prior to the commencement of use for Stage 1 provide EDQ with a copy of the agreement entered into between all owners of the land and the <i>Isaac Affordable Housing Trust</i> in relation to the management of the rental of affordable rooms to eligible households. The agreement must include the following terms: i. that any variation to the arrangement will require the written agreement of EDQ, or its appointed agent; ii. if the land (or any part of the land) is transferred the transferee must enter into a deed agreeing to be bound by the terms of the agreement. That deed must include a covenant that any subsequent transferee of the land (or any part of the land) must enter into a deed on similar terms including this term. iii. A requirement to provide the EDQ, or its appointed agent, a report (every three months after the commencement of use for each stage) demonstrating that 5% of the affordable rooms have been made available to eligible households. <i>Note: An infrastructure agreement may require provision of a monetary payment (which may be reduced for early payment) as an alternative to provision of all or part of the affordable rooms.</i>	
8	Soil erosion and sediment control a) Submit to the Economic Development Queensland (EDQ) Principal Engineer an Erosion and Sediment Control (ESC) Plan in	a) Prior to commencing site works for the relevant stage

	accordance with <i>Isaac Regional Council standards</i> and the <i>ICEA Best Practice Erosion & Sediment Control – November 2008</i>. b) Implement the submitted Erosion and Sediment Control Plan on site	b) At all times during construction of the relevant stage
9	Stormwater management (quantity and quality) a) Submit to Economic Development Queensland (EDQ) for compliance endorsement detailed engineering plans for local stormwater drainage infrastructure generally in accordance with the approved Stormwater Management Report No.13946 Rev No.1 dated January 2013, certified by a Registered Professional Engineer of Queensland (RPEQ) demonstrating that suitably treated 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 the <i>Queensland Urban Drainage Manual (QUDM)</i> and the <i>EDQ Guideline No 3 NRWA Design Benchmark 1-11 - WSUD principles</i>. The stormwater drainage design must demonstrate that: ▪ discharge from the subject site shall be non-worsening as per pre-development, in regard to location, duration, frequency, concentration and point of discharge to downstream properties including road reserves. ▪ external stormwater flow entering the site shall not be restricted ▪ internal swales shall be lined and landscaped to assist in the removal of sediment. ▪ water quality devices proposed can meet the required EDQ and/or Isaac Regional Council standards. b) Construct all stormwater drainage generally in accordance with the endorsed plan(s) from part a) of this condition. c) Submit to EDQ drawings for the, certified by a Registered Professional Engineer of Queensland (RPEQ) that the works have been constructed generally in accordance with part b) of this condition.	a) Prior to commencing site works for the relevant stage b) Prior to commencing the use for the relevant stage c) Prior to commencing the use for the relevant stage

10	Water reticulation a) Submit to Economic Development Queensland (EDQ) Principal Engineer for compliance endorsement a detailed Water Supply Strategy including a report confirming that there is sufficient capacity to adequately service the site. Endorsement in writing must be obtained from the Isaac Regional Council in respect to that part of the strategy relating to the connection into the existing or proposed future water reticulation network. b) Submit to EDQ Principal Engineer for compliance endorsement engineering plans certified by a Registered Professional Engineer Queensland (RPEQ) detailing the water reticulation, including connections, required to service the site generally in accordance with the <i>Isaac Regional Council's</i> current standards. c) Construct the works in accordance with the endorsed plans from part a) of this condition. d) Upon completion of the works submit to EDQ Principal Engineer "As Constructed" plans including an asset register certified by a Registered Professional Engineer Queensland (RPEQ), in accordance with part b) of this condition.	a) Prior to commencing site works for the relevant stage b) Prior to commencing site works for the relevant stage c) Prior to commencing the use for the relevant stage d) Prior to commencing the use for the relevant stage
11	Sewer reticulation a) Submit to Economic Development Queensland (EDQ) Principal Engineer for compliance endorsement a detailed Sewerage Strategy including a report confirming that there is sufficient capacity to adequately service the site. Endorsement in writing must be obtained from the Isaac Regional Council in respect to that part of the strategy, which relates to the connection into the existing or proposed future sewerage network. The provision of trunk infrastructure required to service the site must be generally in accordance with the Isaac Regional Council's Moranbah Sewerage Master Planning Strategy 2012. b) Submit to EDQ Principal Engineer for compliance endorsement engineering plans certified by a Registered Professional Engineer Queensland (RPEQ) detailing the sewer reticulation, including connections, required to	a) Prior to commencing site works for the relevant stage b) Prior to commencing site works for the relevant stage

	service the site generally in accordance with the <i>Isaac Regional Council's</i> current standards. c) Construct the works in accordance with the endorsed plans from part a) from this condition. d) Upon completion of the works submit to EDQ Principal Engineer "As Constructed" plans including an asset register certified by a Registered Professional Engineer Queensland (RPEQ), in accordance with part b) of this condition.	c) Prior to commencing the use for the relevant stage d) Prior to commencing the use for the relevant stage
12	Roadworks – internal a) Submit to Economic Development Queensland (EDQ) Principal Engineer detailed engineering plans certified by a Registered Professional Engineer Queensland (RPEQ) of the proposed internal road network generally in accordance with the <i>EDQ Guideline No. 6 Streets & Movement Network</i> and the Isaac Regional Council standards. b) Construct the works in accordance with the certified plans from part a) of this condition.	a) Prior to commencing works for the relevant stage b) Prior to commencing the use for the relevant stage
13	Roadworks External Unless an infrastructure agreement is provided to the contrary the following conditions will be required: Goonyella Road/Curtain Street intersection upgrades – Traffic Signals a) Submit to Economic Development Queensland (EDQ) Principal Engineer for compliance endorsement detailed engineering plans certified by a Registered Professional Engineer Queensland (RPEQ) of the proposed Goonyella Road/ Curtain Street intersection upgrade to traffic signals in accordance with <i>Austroads - Guide to Road Design Part 4 Intersections & Crossings</i> b) Construct the works in accordance with the endorsed plans from part a) of this condition. c) Upon completion of all construction works submit to EDQ 'as-constructed' drawings in a format acceptable to the Isaac Regional Council, including an asset register checked and certified by a Registered Professional Engineer Queensland (RPEQ), certifying that the works have been completed in accordance with the endorsed plans. Belyando Avenue/Curtain Street intersection upgrades - Roundabout	a) Prior to commencing site works b) Prior to commencement of use of Stage 1 c) Prior to commencement of use of Stage 1

	d) Submit to EDQ Principal Engineer for compliance endorsement detailed engineering plans certified by a Registered Professional Engineer Queensland (RPEQ) of the proposed Belyando Avenue/ Curtain Street intersection upgrade to a Roundabout in accordance with <i>Austrroads - Guide to Road Design Part 4 Intersections & Crossings</i> e) Construct the works in accordance with the endorsed plans from part a) of this condition. f) Upon completion of all construction works submit to EDQ 'as-constructed' drawings in a format acceptable to the Isaac Regional Council, including an asset register checked and certified by a Registered Professional Engineer Queensland (RPEQ), certifying that the works have been completed in accordance with the endorsed plans. Notes: • <i>Subject to the inclusion of the above intersections in Isaac Regional Council's Priority Infrastructure Plan currently being reviewed, the above intersection upgrades may be eligible for partial cost offset against the infrastructure contributions.</i> <i>The development of construction workers accommodation is excluded from the above timing requirements.</i>	d) Prior to commencing site works e) Prior to commencement of use of Stage 1 f) Prior to commencement of use of Stage 1
14	Refuse collection Either: a) Enter into an agreement with the Isaac Regional Council or a registered waste management contractor to provide a waste collection service to the development or b) <i>Submit to Economic Development Queensland (EDQ) Principal Engineer a refuse collection management plan by a suitably experienced professional that details an alternative solution to refuse management.</i>	Prior to commencement of use for Stage 1 and to be maintained
15	Emergency access Submit written confirmation to Economic Development Queensland (EDQ) 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</i>	Prior to commencement of use for Stage 1 and to be maintained

	<i>the correct location of the emergency within the accommodation village.</i>	
16	Filling and Excavation a) Submit to Economic Development Queensland (EDQ) Principal Engineer an earthworks plan and cross sections, checked and certified by a Registered Professional Engineer of Queensland (RPEQ-Civil). The plan is to demonstrate that the finished floor level of each unit is at least the 1% Annual Exceedance Probability (AEP) flood level plus 300mm. b) Submit to EDQ Principal Engineer certification from 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 and that all cut and fill operations have been carried out in accordance with <i>AS3798-2007 Guidelines on Earthworks for Commercial</i> and any unsuitable material encountered has been treated or replaced with suitable replacement material.	a) Prior to commencing works for the relevant stage b) Prior to commencing building works for the relevant stage
17	Service conduits and 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 endorsed development.	Prior to commencement of use for the relevant stage
18	Repair damage to roads and services Repair any damage to existing roadways and/or IRC services that may occur during any works carried out in association with the endorsed development.	Prior to the commencement of use for the relevant stage
19	Electricity Submit to Economic Development Queensland (EDQ) written evidence that an agreement has been entered into with an authorised electricity supplier (e.g. Ergon) to provide electricity services.	Prior to commencement of use for the relevant stage
20	Construction management plan a) Submit to Economic Development Queensland (EDQ) 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	a) Prior to commencing site works for the relevant stage

	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 endorsed 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 endorsed 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 for the relevant stage
21	Easements over infrastructure – water supply, sewerage, drainage Where public utilities are located on private land, public utility easements must be provided in favour of the Isaac Regional Council (IRC). The terms of the easements must be to the satisfaction of the IRC Chief Executive Officer	Prior to commencing the use for the relevant stage
22	Broadband If operational works are to be self-certified then provide infrastructure within the development to accommodate NBN services in accordance with NBN Co Limited 'New Developments: Deployment of the NBN Co Conduit and Pit Network – Guidelines for Developers', Doc. No NBN-TE-CTO-194, issue date 1st April 2011.	Prior to commencing the use for the relevant stage
23	Pre-construction certification If operational works are to be self-certified, no works shall commence until Economic Development Queensland (EDQ) acknowledges in writing receipt of certification package from the	Prior to commencing site works for relevant stage

	Project Coordinator in accordance with section 6.4 a) of the <i>EDQ Certification Procedure Manual</i> .	
24	Post-construction certification If operational works are to be self-certified, 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 <i>EDQ Certification Procedure Manual</i>.	Prior to commencing the use for relevant stage
25	Infrastructure contributions (545 dwelling units) Pay to Economic Development Queensland (EDQ) a monetary contribution of \$6,417,441.50 towards the cost of the provision of essential infrastructure. This contribution has been calculated in accordance with the Isaac Regional Council’s adopted <i>Infrastructure Contributions Subsidisation Policy (no.1) 2011</i>. <i>Note:</i> This charge will be adjusted each financial year in accordance with the: • <i>Infrastructure Contributions Subsidisation Policy</i> and • three year rolling average of the Queensland Roads and Bridges Index. <i>The above Infrastructure Charges (IC) calculations may be subject to offsets where approved in writing by EDQ.</i>	Prior to commencing use for relevant stage

ADVICE

Please note that in order to lawfully undertake development, it may be necessary to obtain approvals other than this PDA development approval, some specific advices are outlined below. Other advices may include other approvals under the *Economic Development Act 2012* as well as the *Sustainable Planning Act 2009* (e.g. for building work), the *Plumbing and Drainage Act 2002* and the Commonwealth *Environmental Protection and Biodiversity Act 1999*. Carrying out development may also be subject to ‘duty of care’ legislation such as the *Aboriginal Cultural Heritage Act 2003*. For advice on other approvals that may be necessary in relation to your proposal, please seek professional advice.

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 ****