

UDA Decision Notice

Site Address	11 Forrest Drive, Moranbah
Real property description	Lot 8 CP M97357
UDA	Moranbah
Type of development	Development Permit
Aspects of development	Material Change of Use
Description of proposal	Multiple Residential (4 dwelling units)
ULDA reference number	DEV2012/302
Decision date	6 August 2012
Currency period	4 years from Decision date

Approved Drawings or Documents	Number	Plan or Document Date
Site Plan-Ground Floor, prepared by JCD	A2.01 E	21 May 2012
Site Plan – First Floor, prepared by JCD	A2.02 E	21 May 2012
Site Plan – Roof Plan, prepared by JCD	A2.03 E	21 May 2012
Elevation Reserves, prepared by JCD	A4.01 E	21 May 2012
Elevation Sides, prepared by JCD	A4.02 E	21 May 2012
Elevations Drive, prepared by JCD	A4.03 E	21 May 2012
Elevations Drive, prepared by JCD	A4.04 E	21 May 2012
Floor Plans Duplex, prepared by JCD	A.A2.01 E	21 May 2012
Floor Plans Detached, prepared by JCD	B.A2.01 E	21 May 2012
MCU Engineering Statement, prepared by Owen Consulting	N/A	May 2012
Landscape Intent Plan, prepared by Cardno S.P.L.A.T.	SP121901-001 B	11 May 2012

PROJECT TEAM

Anna Havill Consultant Development Assessment Urban Land Development Authority	David Elliott Principal Engineer Development Assessment Urban Land Development Authority	Malcolm Holz Planning Manager Development Assessment Urban Land Development Authority
--	--	---

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	Maintain the Approved Development Maintain the approved development (including landscaping, parking, driveways and other external spaces) in accordance with the approved drawings.	To be maintained

CONDITION		TIMING
3	Front fence materials and design Any fencing along the Forrest Drive frontage is to be constructed:- • A max height of 1.5m above ground level if semi-transparent; or • A max 1.2m above ground level if solid.	At all times
4	Balconies to remain unenclosed All balconies and patios shown on the approved drawings are to remain unenclosed with no shutters, glazing, louvers or similar permanent fixtures.	At all times
5	External materials External details of the building, facade treatment and external materials and finishes are to be generally consistent with the approved plans.	Prior to the commencement of use and to be maintained
6	Screening to external A/C or mechanical plant Provide screening for any externally mounted air conditioning or mechanical plant installations such that they are not visible from adjoining sites or Forrest Drive.	Prior to the commencement of use and to be maintained.
7	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
8	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
9	Landscaping a. Submit to the ULDA a detailed Landscape Plan including all private open space and driveway treatments generally in accordance with the approved Landscape Intent Plan, dated 11 May 2012, prepared by Cardno SPLAT. Landscaping to ensure: ▪ Selected species and fencing do 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	a. Prior to commencement of landscape works b. Prior to commencement of use and to be maintained

CONDITION	TIMING
▪ Existing contours and proposed finished levels for earthworks ▪ 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 b. On completion of the landscape works, submit to the ULDA written certification that the completed landscaping complies with part a. Of this condition.	
10 Soil Erosion and Sediment Control a. Submit to the ULDA an Erosion and Sediment Control (ESC) Plan in accordance with <i>Isaac Regional Council's</i> current requirements. 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
11 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 <i>QUDM 2008</i> and <i>Isaac Regional Council's</i> current standards. b. Construct stormwater drainage in accordance with part a. of this condition.	a. Prior to the commencement of site works b. Prior to the commencement of use
12 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
13 Car parking and access Submit to the ULDA certification from a Registered Professional Engineer of Queensland (RPEQ) that car parking, manoeuvring and driveway crossover has been constructed, sealed and linemarked generally in accordance with the: • Site Plan_Ground Floor A2.01 dated 21/05/2012 prepared by John Campbell Designs; • <i>AS2890.1:2004 Parking Facilities – Off Street Car Parking</i>; and • <i>Isaac Regional Council's</i> current standards. In addition, the existing dwelling vehicle crossover must be removed and the kerb and channel and road verge in Forrest Drive reinstated as shown on the above Site Plan.	Prior to the commencement of use and to be maintained

CONDITION		TIMING
14	Water Connection Isaac Regional Council (IRC) – Nominated Assessing Authority Connect all dwellings to the reticulated water supply in accordance with Isaac Regional Council's current standards at no cost to the IRC. Each connection is to be inspected and approved by IRC.	Prior to the commencement of use
15	Sewer Connection Isaac Regional Council (IRC) – Nominated Assessing Authority Connect all dwellings to the reticulated sewerage system in accordance with Isaac Regional Council's current standards at no cost to the IRC. Each connection is to be inspected and approved by the IRC	Prior to commencement of use
16	Finished Floor Levels Construct the development to provide minimum finished floor levels of 300mm above the Top of Kerb Level or 300mm above the centreline of Forrest Drive, whichever is the higher.	Prior to commencement of use and to be maintained.
17	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
18	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
19	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
20	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
21	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

CONDITION	TIMING																									
22 Infrastructure Contributions (Multiple Residential) 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 the Decision date. The current contribution has been calculated in accordance with the Isaac Regional Council's adopted <i>Infrastructure Contributions Subsidisation Policy</i> effective on 20 July 2011 which is as follows: The primary subsidised infrastructure charges rate to which the subsidisation schedule is applicable is as follows: <table><tr><th>Year</th><th>3+ Bedroom Dwelling</th><th>1 or 2 Bedroom Dwelling</th></tr><tr><td>2012</td><td>\$17,000</td><td>\$20,000</td></tr><tr><td>2013</td><td>\$19,000</td><td>\$20,000</td></tr><tr><td>2014</td><td>\$21,000</td><td>\$20,000</td></tr><tr><td>2015</td><td>\$23,000</td><td>\$20,000</td></tr></table> Additional subsidy based on Schedule 1 of the Policy for Moranbah is as follows: 3 bedroom subsidy rate is \$15,675.28 x 4 units = \$62,701.12 <table><tr><th>Water</th><th>Sewerage</th><th>Stormwater</th><th>Transport</th><th>Parks</th></tr><tr><td>\$3649.90</td><td>\$3649.90</td><td>\$3563.63</td><td>\$4436.15</td><td>\$375.70</td></tr></table> 1 credit is allowed for the existing lot. Total for 2012/2013 financial year = \$62,675.28 - \$15,675.28 = \$47,025.84* *This charge will be adjusted each financial year in accordance with the: ▪ Infrastructure Contributions Subsidisation Policy and ▪ three year rolling average of the Queensland Roads and Bridges Index. Note: The above Infrastructure Charges (IC) calculations are subject to offsets for previous IC payments for the site. Credit will be applied upon procurement of receipt of previous applicable infrastructure contributions.	Year	3+ Bedroom Dwelling	1 or 2 Bedroom Dwelling	2012	\$17,000	\$20,000	2013	\$19,000	\$20,000	2014	\$21,000	\$20,000	2015	\$23,000	\$20,000	Water	Sewerage	Stormwater	Transport	Parks	\$3649.90	\$3649.90	\$3563.63	\$4436.15	\$375.70	Prior to endorsement of the Community Management Statement or commencement of use, whichever comes first
Year	3+ Bedroom Dwelling	1 or 2 Bedroom Dwelling																								
2012	\$17,000	\$20,000																								
2013	\$19,000	\$20,000																								
2014	\$21,000	\$20,000																								
2015	\$23,000	\$20,000																								
Water	Sewerage	Stormwater	Transport	Parks																						
\$3649.90	\$3649.90	\$3563.63	\$4436.15	\$375.70																						

STANDARD ADVICE

Please note that in order to lawfully undertake development, it may be necessary to obtain approvals other than this UDA development approval, some specific advices are outlined below. Other advices may include other approvals under the Urban Land Development Authority Act 2007 as well as the Sustainable Planning Act 2009 (eg for building work), the Plumbing and Drainage Act 2002 and the Commonwealth Environment 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.

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 ****