

DEV2013/436

24 July 2013

BMA Coal Operations Pty Ltd
C/- Mr Alan Irvin
RPS Australia East Pty Ltd
Po Box 1559
FORTITUDE VALLEY QLD 4006

Dear Alan

**SECTION 89(1)(a) PDA DEVELOPMENT APPROVAL FOR A PDA
DEVELOPMENT APPLICATION FOR A PDA DEVELOPMENT PERMIT FOR A
MATERIAL CHANGE OF USE FOR BUSINESS (OFFICE 68M²) AT ACACIA
STREET, BELYANDO AVENUE AND GOONYELLA ROAD, MORANBAH
DESCRIBED AS LOT 4 ON SP239826**

On 24 July 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://edq.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 Peita McCulloch on 3024 4120.

Yours Sincerely



Patrick Atkinson
Director – Development Assessment

PDA Decision Notice – Approval

Site information		
Name of urban development area (PDA)	Moranbah	
Site address	Acacia Street, Belyando Avenue and Goonyella Road, Moranbah	
Lot on plan description	Lot number	Lot description
	Lot 4	SP239826
PDA development application details		
MEDQ reference number	DEV2013/436	
Lodgement date	8 April 2013	
Type of application	☒ New development involving:- ☒ Material change of use ☐ Preliminary approval ☒ Development permit ☐ Reconfiguring a lot ☐ Preliminary approval ☐ Development permit ☐ Operational work ☐ Preliminary approval ☐ Development permit ☐ Changing a PDA development approval ☐ Extending the currency period of a PDA approval	
Description of proposal applied for	Business Use (Office)	

PDA development approval details

Decision of the MEDQ [delete other than the applicable decision]	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	24 July 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.	Moranbah Village Overall Site Plan	1001, Rev B	27-03-2013
2.	Central Facility With Extension	1009, Rev B	27-03-2013
3.	Roof Plan	1010, Rev B	27-03-2013
4.	Extension Floor Plan	1008, Rec B	27-03-2013
5.	North West Elevation	3004, Rev B	27-03-2013
6.	Perspective View	1011, Rev B	27-03-2013

PDA Development Conditions**General/ Planning Requirements**

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 commencement of use and to be maintained
2.	Complete all Operational Works Where relevant complete all operational work associated with this development approval, including work required by any of the conditions included in the Conditions Package. Such operational work is to be carried out generally in accordance with the approved drawing(s), and/or documents or, if requiring a further approval from the EDQ, in accordance with the relevant approval(s).	Prior to commencement of use or otherwise stated
3.	General Development Works Repair any damage to existing kerb and channel, footpath, roadway or other infrastructure that may occur during any works carried out in association with the development.	Prior to commencement of use
4.	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 Council engineering or other approval required by the conditions.	To be maintained

5.	Hours of operation The hours of operation are limited to 7am – 6pm Monday – Friday	At all times
6.	Lighting Direct lighting or lighting does not exceed 8.0 LUX at 1.5 metres beyond the boundary of the site.	At all times
7.	Soil Erosion and Sediment Control Implement erosion and sediment control in accordance with <i>Isaac Regional Council Development Guidelines</i> .	At all times during construction works
8.	Stormwater Drainage Connect roof stormwater to existing drainage system	Prior to the commencement of use
9.	Car parks Ensure 4 spaces are provided at all times adjacent to the office.	As indicated
10.	Water Reticulation Connect building to existing water reticulation in accordance with Isaac Regional Council standards.	Prior to commencement of use
11.	Sewer Reticulation Connect building to existing sewer reticulation in accordance with Isaac Regional Council standards.	Prior to commencement of use
12.	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
13.	Electricity Connect building to existing electrical reticulation system in accordance with Ergon standards.	Prior to commencement of use
14.	Construction Management Plan a) Submit to 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 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,	a) Prior to commencement of site works

	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 commencement of use												
15.	Infrastructure Contributions Pay to Economic Development Queensland 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 <i>Adopted Infrastructure Charges Resolution (No.1) 2011</i> the <i>Infrastructure Contributions Subsidisation Policy</i> effective on 20 July 2011 is not applicable. Adopted charge for a material change of use for commercial development: <table border="1"> <thead> <tr> <th></th><th>Calculation</th><th>Contribution</th></tr> </thead> <tbody> <tr> <td>Water, sewerage, transport and parks</td><td>\$140 x 42.4m²</td><td>\$5,936</td></tr> <tr> <td>Stormwater</td><td>\$10 x 55m²</td><td>\$550</td></tr> <tr> <td>TOTAL</td><td></td><td>\$6,486</td></tr> </tbody> </table> Total for 2013/2014 financial year = \$6,486* *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.		Calculation	Contribution	Water, sewerage, transport and parks	\$140 x 42.4m ²	\$5,936	Stormwater	\$10 x 55m ²	\$550	TOTAL		\$6,486	Prior to commencement of use
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TOTAL		\$6,486												

STANDARD ADVICE

PDA Development Approval

This PDA 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 EDQ 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.

