

DEV2013/451

24 July 2013

BM Alliance Coal Operations Pty Ltd
c/-Mr Tom Salmon
RPS
PO Box 1559
FORTITUDE VALLEY QLD 4006

Dear Tom

**SECTION 89(1)(a) PDA DEVELOPMENT APPROVAL FOR A PDA
DEVELOPMENT APPLICATION FOR A PDA DEVELOPMENT PERMIT FOR A
RECONFIGURATION OF A LOT (1 INTO 2 LOTS) AND PLAN OF DEVELOPMENT
AT 8 CROKER COURT, MORANBAH DESCRIBED AS LOT 401 ON SP230470**

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 Brianna Fyfe on 3174 0206.

Yours Sincerely



Patrick Atkinson
Director – Development Assessment

PDA Decision Notice – Approval

Site information		
Name of urban development area (PDA)	Moranbah	
Site address	8 Croker Court, Moranbah	
Lot on plan description	Lot number	Lot description
	Lot 401	SP230470
PDA development application details		
DSDIP reference number	DEV2013/451	
Lodgement date	4 June 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	1 into 2 lots and a Plan of Development	

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	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.	Plan of Development	108757-93	2 April 2013, Amended in Red 23/7/2013
2.	Proposed Subdivision	108757-92	2 April 2013
3.	Proposed Service Layout Plan, prepared by NG Gardner & Associates	930-4-01 Issue 2	09/04/13

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 endorsement of survey plan
2.	Complete all Operational Works 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 Department of State Development, Infrastructure and Planning (DSDIP), in accordance with the relevant approval(s).	Prior to endorsement of survey plan
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 engineering or other approval/s required by the conditions.	To be maintained
4.	Construction Management Plan a) Submit to the DSDIP 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.	a) Prior to commencement of site works

	▪ 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 and prior to survey plan endorsement
5.	Water Reticulation Isaac Regional Council – Nominated Assessing Authority a) Submit to the DSDIP in writing approval from the <i>Isaac Regional Council</i> (IRC) as the nominated assessing authority to connect proposed Lots 1 & 2 to the reticulated water supply system generally in accordance with the Proposed Service Layout Plan prepared by NG Gardner & Associates reference number 930-4-01 Issue 2 dated 09/04/13. b) Connect proposed Lots 1 & 2 to the reticulated water supply system in accordance with IRC current standards at no cost to the IRC.	a) Prior to survey plan endorsement b) Prior to survey plan endorsement
6.	Sewer Reticulation Isaac Regional Council – Nominated Assessing Authority a) Submit to the DSDIP in writing approval from the <i>Isaac Regional Council</i> (IRC) as the nominated assessing authority to connect proposed Lots 1 & 2 to the reticulated sewer supply system generally in accordance with the Proposed Service Layout Plan prepared by NG Gardner & Associates reference number 930-4-01 Issue 2 dated 09/04/13. b) Connect proposed Lots 1 & 2 to the reticulated sewer supply system in accordance with IRC current standards at no cost to the IRC.	a) Prior to survey plan endorsement b) Prior to survey plan endorsement
7.	Stormwater Management Connect proposed Lots 1 and 2 to the existing stormwater system in accordance with <i>Isaac Regional Council</i> (IRC) current standards at no cost to the IRC.	a) Prior to survey plan endorsement

8.	Street Trees a) Plant one street tree within the road reserve that when mature will be a large canopy shade tree.	a) Prior to the survey plan endorsement
9.	Soil erosion and sediment control a) Submit to the DSDIP an Erosion and Sediment Control (ESC) Plan in accordance with Capricorn Municipal Development Guidelines. Plan to be certified by Registered Professional Engineer Qld (RPEQ-Civil) or Certified Professional in Erosion and Sediment Control (CPESC). b) Implement the Erosion and Sediment Control Plan on site	a) Prior to commencing site works b) At all times during construction works
10.	Vehicle Access Construct a vehicle access to Lots 1 and 2 in accordance with <i>Isaac Regional Council's</i> current standards.	Prior to survey plan endorsement
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 conjunction with the approved development.	Prior to the survey plan endorsement
12.	Electricity Submit to the DSDIP either written evidence: a) demonstrating that existing underground low-voltage electricity supply is available to the newly created lot 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
13.	Telecommunications Submit to the DSDIP an agreement with a telecommunication carrier to provide underground telecommunication services to the new lot within and adjacent to the proposed development.	Prior to survey plan endorsement
14.	Repair damage to Kerb, Footpath or Road Repair to the satisfaction of the Isaac Regional Council (IRC) as the nominated assessing authority any damage to existing kerb and channel, road verge or roadway (including removal of concrete slurry from footpaths, roads, kerb and channel and stormwater gullies and pipes) that may occur during any works carried out in association with the approved development.	Prior to survey plan endorsement
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 payment.	Prior to survey plan endorsement

The current contribution has been calculated in accordance with the Isaac Regional Council's *Adopted Infrastructure Charges Resolution* effective on 20 July 2011.

The primary subsidised infrastructure charges rate to which the subsidisation schedule is application is as follows:

Year	3+ Bedroom Dwelling	1 or 2 Bedroom Dwelling
2013	\$19,000	\$20,000
2014	\$21,000	\$20,000
2015	\$23,000	\$20,000

Additional subsidy based on Schedule 1 of the Policy for Moranbah is as follows:

3 Bedroom subsidy rate is \$17,519.43 x 1 dwelling (credit applies to 1 dwelling) = \$17,519.43

Water	Sewerage	Stormwater	Transport	Parks
\$4,294	\$4,294	\$4,085	\$5,833	\$494

Total for 2013/14 financial year = \$17,519.43*

* 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.

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 the EDQ or IRC. For all enquiries regarding these conditions please contact the IRC.

Dial Before You Dig

'Dial Before You Dig' enquiries are the responsibility of the developer. IRC and EDQ accept no responsibility for any issue arising from damage of services or conflicts between services.

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 ****