

ULDA DECISION NOTICE

Site Address	Goonyella Road, Moranbah
Real property description	Lot 78 on CP901715
Type of Approval	UDA development permit subject to conditions
Aspects of Development	Material Change of Use and Operational works
Description of Proposal	Interim Use (staged 74 construction worker dwelling units) and associated Operational Works (stormwater drainage work, erosion and sediment control, carpark and road works)
ULDA reference number	DEV2012/266
Decision date	18 June 2012
Currency period	4 years from Decision date

Approved Drawings or Documents	Number	Plan or Document Date
Site Plan	Sheet No. 1 Rev A	04.04.2012
West and South Elevations	Sheet No. 2	NOV 2011
Accommodation (8 Men)	Drawing No. 1 of 5 Issue (A)	31/10/2011
Living Rooms	Drawing No. 2 of 5 Issue (A)	31/10/2011
Ablution Block	Drawing No. 3 of 5 Issue (A)	31/10/2011
1 Formans Accomodation	Drawing No. 4 of 5 Issue (A)	31/10/2011
2 Formans Accomodation	Drawing No. 5 of 5 Issue (A)	31/10/2011
Erosion & Sediment Control Plan	C005 Rev D	17.04.12
Siteworks & Drainage Plan	C010 Rev D	17.04.12
Water Connection Plan	11-540_1001	16 November 2011

PROJECT TEAM

Matt Toon Principal Planner Development Assessment Urban Land Development Authority	David Elliott Principal Engineer Development Assessment Urban Land Development Authority
---	--

CONDITIONS OF APPROVAL

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 for the relevant stage
2	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 and to be maintained for the relevant stage
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 ULDA or other approval required by the conditions.	To be maintained

CONDITION		TIMING
4	Cessation of the interim use a) The Interim use must cease after 2 years from the Decision Date. b) Submit to the ULDA a decommissioning strategy outlining how all buildings as a result of the UDA development approval will be removed and the site rehabilitated at the conclusion of the 2 year duration of the UDA development approval. c) Carry out all necessary works as a result of part b) of this condition. d) Notify the ULDA in writing within 5 business days of the use ceasing.	a) As indicated b) Prior to the commencement of use c) Prior to the UDA development approval lapsing d) As indicated
5	Erect sign a) Submit to the ULDA for approval size, wording and location(s) for signage which is to describe the nature and duration of the approved use. b) Erect the approved signage in accordance with part a) of this condition.	a) Prior to the commencement of use b) To be maintained for the duration of the 2 year development permit.
6	Landscaping a) Construct the landscape works and planting generally in accordance with the approved Site Plan Sheet No.01 Rev A dated 4.4.12. b) On completion of the landscape works, submit to the ULDA written certification from a qualified landscape architect or contractor that the completed landscaping complies with part a) this condition.	a) Prior to commencement of use for the relevant stage b) Prior to commencement of use and to be maintained
7	Soil Erosion and Sediment Control Implement soil erosion and sediment control measures generally in accordance with the approved Erosion and Sediment Control Plan number C005 Rev D dated 17.04.12.	At all times during construction works for the relevant stage

CONDITION		TIMING
8	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 generally accordance with the approved Siteworks and Drainage Plan number C010 Rev D dated 17.04.12 prepared by Empire Engineering and the design and construction criteria contained in the <i>Isaac Regional Council Development Guidelines</i>. The stormwater drainage design must demonstrate that the: ▪ discharge from the site shall be as per pre-development, in regard to location, duration, frequency, concentration and point of discharge to downstream properties including road reserves. ▪ stormwater flow entering the site shall not be restricted ▪ internal swales shall be lined and landscaped to assist in the removal of sediment. b) Construct all stormwater drainage in accordance with the submitted plans from part a) of this condition. c) Submit to the ULDA as constructed drawings for the stormwater drainage certified by a Registered Professional Engineer of Queensland (RPEQ).	a) Prior to the commencement of site works for the relevant stage b) Prior to the commencement of use for the relevant stage c) Prior to the commencement of use for the relevant stage
9	Car Parks a) Submit to the ULDA Principal Engineer detailed engineering plans certified by a Registered Professional Engineer Queensland (RPEQ) of the proposed car parks designed in accordance with <i>AS 2890.1 Off Street Parking Facilities</i> and <i>Isaac Regional Council</i> standards b) Construct the works in accordance with the submitted plans from part a) of this condition. c) Submit to the ULDA in a format acceptable to the Isaac Regional Council 'as constructed' drawings for the car park works certified by a Registered Professional Engineer of Queensland (RPEQ).	a) Prior to commencement of site works for the relevant stage b) Prior to commencement of use for the relevant stage c) Prior to the commencement of use for the relevant stage

CONDITION		TIMING
10	Roadworks a) Submit to the ULDA Principal Engineer detailed engineering plans certified by a Registered Professional Engineer Queensland (RPEQ) of the proposed internal road designed in accordance with <i>Isaac Regional Council</i> standards. b) Construct the works in accordance with the submitted plans from part a) of this condition. c) Submit to the ULDA in a format acceptable to the Isaac Regional Council 'as constructed' drawings for the roadworks certified by a Registered Professional Engineer of Queensland (RPEQ).	a) Prior to commencement of site works b) Prior to commencement of use for the relevant stage c) Prior to the commencement of use for the relevant stage
11	Water Reticulation a) Submit to the ULDA Principal Engineer detailed engineering plans certified by a Registered Professional Engineer Queensland (RPEQ) of the proposed water reticulation connection generally in accordance with the approved Water Connection Plan number 11-540_1001 dated 16 November 2011 and <i>Isaac Regional Council</i> design standards. b) Construct the works in accordance with the submitted plans from part a) of this condition. c) Maintain the water service d) Remove the water service and reinstate the road reserve to pre-development condition to the satisfaction of the Isaac Regional Council as the nominated assessing authority.	a) Prior to the commencement of site works b) Prior to the commencement of use for the relevant stage c) For the duration of the temporary use d) Within 6 weeks of cessation of the temporary use
12	Sewer Reticulation Connect to Isaac Regional Council's sewer main as shown on the approved Site Plan Sheet No.01 Rev A dated 4.4.12 in accordance with Isaac Regional Council standards.	Prior to commencement of use
13	Refuse Collection 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) Submit to the ULDA Principal Engineer a refuse collection management plan by a suitably experienced professional that details an alternative solution for refuse management.	a) Prior to the commencement of use and to be maintained b) Prior to commencement of use

CONDITION		TIMING
14	Filling and Excavation a) Undertake earthworks generally in accordance with <i>AS3798-2007 Guidelines on Earthworks for Commercial and Residential Developments</i> . b) Ensure works are inspected and tested to "Level 1" as defined in <i>AS3798-2007</i>	a) At all times during construction works b) At all times during construction works
15	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
16	Repair damage to road Repair any damage to existing roadway (including removal of concrete slurry from roads and stormwater drains) that may occur during any works carried out in association with the approved development.	Prior to commencement of the use
17	Electricity Submit to the ULDA either: ▪ written evidence demonstrating that existing underground low-voltage electricity supply is available to the development 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 commencement of use

CONDITION		TIMING
18	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 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.	a) Prior to commencement of site works b) During site works and prior to commencement of use

CONDITION		TIMING									
19	Infrastructure Contributions 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 payment. The current contribution has been calculated in accordance with <i>Isaac Regional Council "Adopted Infrastructure Charges Resolution (No. 1) 2011"</i> amended to take into consideration that the proposed use is temporary with a maximum two (2) year life. For 1 or 2 bedroom units (short term accommodation) the current Isaac Regional Council total charge is \$10,000 per unit. A charge of \$1,000 per unit is to reflect the temporary nature of the use. <table border="1"> <thead> <tr> <th>Infrastructure</th><th>Calculation</th><th>Contribution</th></tr> </thead> <tbody> <tr> <td>1 or 2 bedroom units</td><td>74 units x \$1,000</td><td>\$74,000</td></tr> <tr> <td>TOTAL</td><td></td><td>\$74,000</td></tr> </tbody> </table> Notes: 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.	Infrastructure	Calculation	Contribution	1 or 2 bedroom units	74 units x \$1,000	\$74,000	TOTAL		\$74,000	Prior to commencement of use for the relevant stage
Infrastructure	Calculation	Contribution									
1 or 2 bedroom units	74 units x \$1,000	\$74,000									
TOTAL		\$74,000									

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.

Urban Land Development Authority DEV2012/266
Interim Use (Construction Worker Accommodation) at Lot 78 Goonyella Road, Moranbah

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 ****