

DEV2013/481

20 November 2013

Isaac Regional Council
c/- Mr Jason Natoli
Integran Infrastructure Management
PO Box 1146
COORPAROO DC QLD 4151

Dear Jason,

**SECTION 89(1)(a) PDA DEVELOPMENT APPROVAL FOR A PDA
DEVELOPMENT APPLICATION FOR A PDA DEVELOPMENT PERMIT FOR A
RECONFIGURING A LOT (1 INTO 4 LOTS AND ROAD) AT MORANBAH
RAILWAY STATION ROAD, MORANBAH DESCRIBED AS LOT 25 ON SP255600**

On 20 November 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.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 Rachael Jones on 3024 4103.

Yours Sincerely



Patrick Atkinson
Director – Development Assessment

PDA Decision Notice – Approval

Site information		
Name of urban development area (PDA)	Moranbah	
Site address	Moranbah Railway Station Road, Moranbah	
Lot on plan description	Lot number	Lot description
	25	SP255600
PDA development application details		
MEDQ reference number	DEV2013/481	
Lodgement date	26 August 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	Reconfiguring a Lot (1 into 4 lots and road)	

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	20 November 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.	Proposed Subdivision of Lot 25 SP255600	1	30/10/13

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
2	Complete all Operational Work Complete all operational work associated with this development approval, including work required by any of the following conditions. Such operational work is to be carried out generally in accordance with the approved plans.	Prior to survey plan endorsement
3	Certification Agreement a) In relation to all operational works undertaken on the site comply with all requirements and fulfil all responsibilities outlined in the <i>Economic Development Act 2012 Certification Procedures Manual</i> (September 2013). b) The currency period is 4 years from the day of effect of the approval. <i>Note: Under the Certification Procedures Manual, no work is to commence until the applicable certification documents submitted by the Project Coordinator are acknowledged in writing by the Development Assessment Division of the Department of State Development, Infrastructure and Planning.</i>	Prior to the commencement of site works
4	Pre-Construction Certification No work shall commence until the Development Assessment Division of the Department of State Development, Infrastructure and Planning	Prior to commencement of construction

7	Water a) Submit to the Development Assessment Division of the Department of State Development, Infrastructure and Planning detailed water reticulation plans, certified by a Registered Professional Engineer Queensland (RPEQ- Civil) designed to service Lots 251, 252 and 253 in accordance with the Water Services Association of Australia's (WSAA) 'Water Supply Code of Australia – WSA 03-2002 and Isaac Regional Council's (IRC) standards. b) Construct the works in accordance with the part a) certified plans and connect to the existing trunk infrastructure network. c) Submit to the Development Assessment Division of the Department of State Development, Infrastructure and Planning 'as-constructed' plans including an asset register in a format certifying that the works have been completed in accordance with the approved drawings and Isaac Regional Council's (IRC) adopted standards checked and certified by a Registered Professional Engineer Queensland (RPEQ-Civil).	a) Prior to the commencement of site works b) Prior to survey plan endorsement c) Prior to survey plan endorsement
8	Sewerage a) Submit to the Development Assessment Division of the Department of State Development, Infrastructure and Planning detailed sewer reticulation plans, certified by a Registered Professional Engineer Queensland (RPEQ- Civil), designed to service Lots 251, 252 and 253 Isaac Regional Council standards. b) Construct the works in accordance with the part a) certified plans and connect to the existing trunk infrastructure network. c) Submit to the Development Assessment Division of the Department of State Development, Infrastructure and Planning 'as-constructed' plans including an asset register in a format acceptable to Isaac Regional Council's (IRC) checked and certified by a Registered Professional Engineer Queensland (RPEQ-Civil).	a) Prior to the commencement of site works b) Prior to survey plan endorsement c) Prior to survey plan endorsement
9	Road Access – Lot 252 a) Submit to the Development Assessment Division of the Department of State Development, Infrastructure and Planning	a) Prior to the commencement of site works

	detailed roadworks plans to construct a rural standard access road with a minimum 6m wide gravel pavement and 1m wide shoulders to service Lot 252. The engineering plans must be certified by a Registered Professional Engineer Queensland (RPEQ). b) Construct the works in accordance with the part a) certified plans c) Submit to DSDIP Development Assessment Division Principal Engineer 'as-constructed' plans of the completed works in a format acceptable to the Isaac Regional Council	b) Prior to survey plan endorsement c) Prior to survey plan endorsement
10	Soil erosion and sediment control a) Prepare an Erosion and Sediment Control (ESC) Plan in accordance with <i>Isaac Regional Council standards</i> and the <i>ICEA Best Practice Erosion & Sediment Control – November 2008</i> where construction works are proposed. b) Implement the endorsed Erosion and Sediment Control Plan on site	a) Prior to commencing site works b) At all times during construction works
11	Electricity and Telecommunications Submit to the DSDIP Development Assessment Division a written undertaking that the applicant will enter into agreements with an authorised electricity supplier (e.g. Ergon) and a telecommunication carrier to provide electricity and telecommunication services to Lots 251, 252 and 253 at the time these services are provided to the proposed Belyando Estate, or prior to any further transfer of title.	Prior to survey plan endorsement
12	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 conjunction with the approved development.	Prior to survey plan endorsement
13	Easements over infrastructure Public utility easements must be provided, in favour of and at no cost to Isaac Regional Council (IRC), over infrastructure located in private land that becomes contributed assets. The terms of the easements must be to the satisfaction of the IRC's Chief Executive Officer.	Prior to survey plan endorsement
14	Infrastructure Contributions a) The applicant must pay to the Minister for Economic Development Queensland (MEDQ)	Prior to survey plan endorsement

	infrastructure charges in accordance with Isaac Regional Council's <i>Adopted Infrastructure Charges Resolution (No. 1) 2011</i> and, where applicable, indexed to the date of payment. b) Prior to payment, submit to the MEDQ, written confirmation from Isaac Regional Council of the exact charge payable.	
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STANDARD 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* (eg for building work), the *Plumbing and Drainage Act 2002* and the Commonwealth *Environmental Protection and Biodiversity Conservation 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 on

- (a) Sundays or public holidays, at any time; or
- (b) Saturdays or business days, 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****