

DEV2012/394

24 May 2013

Mac Services Group
C/- Vu Nguyen
Town Planning Alliance
PO Box 5329
WEST END QLD 4101

Dear Vu

**SECTION 89(1)(a) PDA DEVELOPMENT APPROVAL FOR A PDA
DEVELOPMENT APPLICATION FOR A PDA DEVELOPMENT PERMIT FOR A
MATERIAL CHANGE OF USE FOR INTERIM USE FOR NON-RESIDENTIAL
WORKER ACCOMMODATION AT 0 ACACIA STREET, MORANBAH DESCRIBED
AS LOT 1 ON SP220917**

On 23 May 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 Matt Toon on 3024 4166.

Yours Sincerely



Patrick Atkinson

Manager – Development Assessment

PDA Decision Notice – Approval

Site information		
Name of urban development area (PDA)	Moranbah	
Site address	0 Acacia Street, Moranbah	
Lot on plan description	Lot number	Lot description
	Lot 1	SP220917
PDA development application details		
MEDQ reference number	DEV2012/394	
Lodgement date	22 November 2012	
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	Interim Use for Non-Residential Worker Accommodation	

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	23 May 2013
Currency period	4 Years from Decision Date

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.	Acacia Street Development Plan	DA SK01-B	15/11/2012
2.	Elevations and Floor Plan	DA SK03-A	29.01.2013

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 commencement of use
2	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 or other approval required by the conditions.	As indicated
3	Cessation of the Interim Use a) This PDA development permit is for a period of 2 years from the Certificate of Classification. b) Remove all accommodation units from the site at the 2 year cessation of the use. c) Notify Economic Development Queensland (EDQ) in writing when the use ceases.	As indicated
4	Landscape Works a) Submit to Economic Development Queensland (EDQ) landscape design drawings for all onsite landscape works and planting prepared and certified by a suitably qualified landscape architect (AILA) generally in accordance with the approved Acacia St Development Plan number DASK01-B dated 15.11.2012 and EDQ's <i>Non Resident Worker Accommodation Guideline No. 3 Appendix 2: Supplementary landscape guide</i>. b) Construct the landscape works in accordance with the submitted certified plans	a) Prior to commencement of site works b) Prior to commencement of use

	from part a) of this condition. c) Submit to the EDQ written certification from a suitably qualified landscape (AILA) professional that the completed landscaping complies with part a) of this condition.	c) Prior to commencement of use
5	Soil erosion and sediment control a) Submit to EDQ Principal Engineer 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>. b) Implement the submitted Erosion and Sediment Control Plan on site	a) Prior to commencing site works b) At all times during construction
6	Stormwater management (quantity and quality) a) Submit to EDQ for compliance endorsement detailed engineering plans for local stormwater drainage infrastructure certified by a Registered Professional Engineer of Queensland (RPEQ) demonstrating that suitably treated 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 the <i>Queensland Urban Drainage Manual (QUDM)</i> and EDQ's <i>Non Resident Worker Accommodation Guideline No. 3 Appendix 2: Supplementary landscape guide, Design Benchmark 1-11</i>. The stormwater drainage design must demonstrate that: ▪ discharge from the subject site shall be non-worsening as per pre-development, in regard to location, duration, frequency, concentration and point of discharge to downstream properties including road reserves. ▪ external stormwater flow entering the site shall not be restricted ▪ internal swales shall be lined and landscaped to assist in the removal of sediment. ▪ water quality devices proposed can meet the required EDQ and/or Isaac Regional Council standards. b) Construct all stormwater drainage generally in accordance with the endorsed plan(s) from part a) of this condition. c) Submit to EDQ drawings for the, certified by a Registered Professional Engineer of Queensland (RPEQ) that the works have been	a) Prior to commencing site works b) Prior to commencement of use c) Prior to commencement of use

	constructed generally in accordance with part b) of this condition.	
7	Water reticulation a) Submit to EDQ Principal Engineer for compliance endorsement a detailed Water Supply Strategy including a report confirming that there is sufficient capacity to adequately service the site. Endorsement in writing must be obtained from the Isaac Regional Council in respect to that part of the strategy relating to the connection into the existing or proposed future water reticulation network. b) Submit to EDQ Principal Engineer for compliance endorsement engineering plans certified by a Registered Professional Engineer Queensland (RPEQ) detailing the water reticulation, including connections, required to service the site generally in accordance with the <i>Isaac Regional Council's</i> current standards. c) Construct the works in accordance with the endorsed plans from part a) of this condition. d) Upon completion of the works submit to the MEDQ Principal Engineer "As Constructed" plans including an asset register certified by a Registered Professional Engineer Queensland (RPEQ), in accordance with part b) of this condition.	a) Prior to commencing site works b) Prior to commencing site works c) Prior to commencement of use d) Prior to commencement of use
8	Sewer reticulation a) Submit to EDQ Principal Engineer for compliance endorsement a detailed Sewerage Strategy including a report confirming that there is sufficient capacity to adequately service the site. Endorsement in writing must be obtained from the Isaac Regional Council in respect to that part of the strategy, which relates to the connection into the existing or proposed future sewerage network. The provision of trunk infrastructure required to service the site must be generally in accordance with the Isaac Regional Council's Moranbah Sewerage Master Planning Strategy 2012. b) Submit to EDQ Principal Engineer for compliance endorsement engineering plans certified by a Registered Professional Engineer Queensland (RPEQ) detailing the sewer reticulation, including connections, required to	a) Prior to commencing works b) Prior to commencing works

	service the site generally in accordance with the <i>Isaac Regional Council's</i> current standards. c) Construct the works in accordance with the endorsed plans from part a) from this condition. d) Upon completion of the works submit to EDQ Principal Engineer "As Constructed" plans including an asset register certified by a Registered Professional Engineer Queensland (RPEQ), in accordance with part b) of this condition.	c) Prior to commencement of use d) Prior to commencement of use
9	Roadworks – internal a) Submit to EDQ Principal Engineer detailed engineering plans certified by a Registered Professional Engineer Queensland (RPEQ) of the proposed internal road network generally in accordance with the approved Acacia St Development Plan Reference No DA SK01-B dated 15/11/2012 and Isaac Regional Council standards. b) Construct the works in accordance with the certified plans from part a) of this condition	a) Prior to commencement of use b) Prior to commencement of use
10	Refuse collection Either: 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 <i>or</i> b) <i>Submit to EDQ Principal Engineer a refuse collection management plan by a suitably experienced professional that details an alternative solution to refuse management.</i>	Prior to commencement of use and to be maintained
11	Emergency access Submit written confirmation to EDQ from the <i>Queensland Fire & Rescue Service (QFRS)</i> and the <i>Queensland Ambulance Service (QAS)</i> that they are aware of the onsite emergency management plan in the case of an emergency response. <i>Note: This condition is to ensure that in the case of an emergency the QFRS or QAS are able to locate the correct location of the emergency within the accommodation village.</i>	Prior to commencement of use and to be maintained
12	Filling and Excavation a) Submit to EDQ Principal Engineer an earthworks plan and cross sections, checked and certified by a Registered Professional Engineer of Queensland (RPEQ-Civil). The plan is to demonstrate that the finished floor level of each unit is at least the 1% Annual	a) Prior to commencing site works

	Exceedance Probability (AEP) flood level plus 300mm. b) Submit to EDQ Principal Engineer certification from a RPEQ specialising in geotechnical engineering stating that all constructed cut/fill batters and/or retaining structures have achieved adequate stability with a factor of safety greater than 1.5 and that all cut and fill operations have been carried out in accordance with <i>AS3798-2007 Guidelines on Earthworks for Commercial</i> and any unsuitable material encountered has been treated or replaced with suitable replacement material.	b) Prior to commencing building works
13	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 association with the approved development..	Prior to commencement of use
14	Repair damage to roads and services 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 commencement of use
15	Electricity Submit to EDQ written evidence that an agreement has been entered into with an authorised electricity supplier (eg Ergon) to provide electricity services.	Prior to commencement of use
16	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, 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	a) Prior to commencing site works

	remediation plans prepared and endorsed 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 endorsed 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) At all times during site works
17	Pre-construction certification If operational works are to be self-certified, no works shall commence until the MEDQ acknowledges in writing receipt of certification package from the Project Coordinator in accordance with section 6.4 a) of the <i>Certification Procedure Manual</i>.	Prior to commencement of use
18	Post-construction certification If operational works are to be self-certified, submit post-construction (Practical Completion) certification, forms and "as Constructed" plans including an asset register, certified by a Registered Professional Engineer Queensland (RPEQ), that the plans are a true record of the works "as constructed" in accordance with section 6.4 b) of the <i>Certification Procedure Manual</i>.	Prior to commencement of use
19	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 payment. The applicable charge is \$112,000* based on 10% of the applicable Isaac Regional Council's charge of \$10,000 per permanent dwelling unit under the adopted <i>Infrastructure Contributions Subsidisation Policy (no.1) 2011</i>. <i>*Notes:</i> <i>This charge will be adjusted each financial year in accordance with the:</i> • <i>Infrastructure Contributions Subsidisation Policy and</i> • <i>three year rolling average of the Queensland Roads and Bridges Index.</i>	Prior to commencement of use

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 *Sustainable Planning Act 2009* (e.g. for building work), the *Plumbing and Drainage Act 2002* and Isaac Council's Local Laws. For advice on other approvals that may be necessary in relation to your proposal, please seek professional advice.

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.

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 ****

