



Department of
**State Development,
Infrastructure and Planning**

Our ref: DEV2013/536

3 September 2014

Isaac Regional Council
C/- Ms Samantha Daly
Integran
PO Box 1146
COORPAROO DC QLD 4151

Dear Samantha

SECTION 89(1)(a) PDA DEVELOPMENT APPROVAL FOR A PDA DEVELOPMENT APPLICATION FOR A PDA DEVELOPMENT PERMIT FOR A MATERIAL CHANGE OF USE IN ACCORDANCE WITH A PLAN OF DEVELOPMENT AND RECONFIGURING A LOT (1 LOT INTO 3 LOTS) AT GOONYELLA ROAD, MORANBAH DESCRIBED AS LOT 2 ON CROWN LAND M97361

On 3 September 2014 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.dsdip.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 Gerard McCafferty on 3452 7424.

Yours sincerely

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A/ Director - EDQ Development Assessment

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PDA Decision Notice - Approval

Site information		
Name of urban development area (PDA)	Moranbah	
Site address	Goonyella Road	
Lot on plan description	Lot number	Lot description
	Lot 2	Crown Land M97361
PDA development application details		
MEDQ reference number	DEV2013/536	
Lodgement date	29 January 2014	
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	Material Change of Use in accordance with a plan of development and Reconfiguring a Lot (1 Lot into 3 Lots)	

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		3 September 2014	
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 industrial estate – option B	1124-8-002 Rev. B	26/11/13 as amended in red 2 September 2014
2.	Moranbah industrial estate subdivision of lot 2 on M97361	1124-8-002 Rev. C	19/12/13
3.	Functional layout plan	C001 Rev. B	16-05-14 As amended in red 26 August 2014
4.	Conceptual stormwater management plan	GC130256-20140505-CMSMP-01	May 2014

PREAMBLE

For the purpose of interpreting this Approval, including the Conditions of Approval, the following applies:

Compliance assessment

- a) Where a condition of this Approval requires compliance assessment, compliance assessment is required in accordance with following.
- b) The applicant must pay the relevant fee associated with any request for compliance assessment, including any third party specialists review fees which will be charged on a 100% cost recovery basis. The assessment fee is set out in the MEDQ's development assessment fee schedule in force at the date the assessment is lodged.
- c) Compliance assessment and endorsement by EDQ Development Assessment, DSDIP is required prior to any work commencing, unless the works have been separately approved as enabling works or are exempt development.
- d) Compliance assessment and endorsement may be repeated where a different operational or building works design or solution to that already endorsed, is sought. Additional compliance assessment fees may be required.
- e) The process and timeframes that apply to compliance assessment are as follows:
 - i. the applicant submits plans and supporting information as required under the relevant condition for compliance assessment.

- ii. **within 20 business days** – EDQ Development Assessment, DSDIP assesses the plans and supporting information and:
 - 1. if satisfied with the information as submitted - endorses the information and the condition of approval (or element of the condition) is determined to have been met; or
 - 2. if not satisfied with the information as submitted – notifies the applicant accordingly
- iii. if the applicant is notified under ii.2. above, the information and plans addressing the concerns are to be resubmitted to EDQ Development Assessment, DSDIP **within 20 business days** from the date of the notice.
- iv. **within 20 business days** – EDQ Development Assessment, DSDIP assesses the re-submitted plans and supporting information and:
 - 1. if satisfied with the re-submitted information lodged - endorses the plans and supporting information and the condition of approval (or element of the condition) is determined to have been met; or
 - 2. if not satisfied with the information as submitted – notifies the applicant accordingly.
- v. if EDQ Development Assessment, DSDIP is not satisfied that compliance has been achieved, **within 20 business days** - repeat steps iii. and iv. above. If either party is not satisfied by the outcome of this process, that party can elect to enter into a mediation process with an independent mediator agreed to by both parties.

When EDQ Development Assessment, DSDIP and applicant are both satisfied with the re-submitted information lodged - EDQ Development Assessment, DSDIP endorses the plans and supporting information and the condition of approval (or element of the condition) is determined to have been met.

- f) The following generally outlines the information required to be submitted for compliance assessment which may be more specifically identified in a particular condition of approval:
 - i. plans for each building (site plan, floor plans, elevations, sections, roof plans, private and visitor car parking, private and semi-private open space etc)
 - ii. gross floor area schedule and apartment numbers
 - iii. details of proposed building materials
 - iv. public realm and landscape plans
 - v. details of proposed roads and intersections (if required)
 - vi. end of trip facilities
 - vii. access and car parking arrangements and
 - viii. specialist assessment reports as required that may include traffic, heritage, civil engineering, geotechnical, flooding, acoustics and air quality.

ABBREVIATIONS

For the purposes of interpreting this Approval, the following is a list of abbreviations utilised in the conditions:

1. **AILA** means Australian Institute Landscape Architect.
2. **Certification Procedures Manual** means Certification Procedures Manual, prepared by The Department of State Development, Infrastructure and Planning, September 2013 (as amended from time to time).
3. **Council** means Isaac Regional Council.
4. **DSDIP** means The Department of State Development, Infrastructure and Planning.
5. **MEDQ** means The Minister of Economic Development Queensland.
6. **PDA** means Priority Development Area.
7. **RPEQ** means Registered Professional Engineer of Queensland.

[illegible]

4.	Traffic Management Plan a) Submit to the Principal Engineer EDQ Development Assessment, DSDIP a Traffic Management Plan (TMP) prepared and certified by a person holding a current Traffic Management Level 3 qualification or higher. The TMP must ensure adverse traffic impacts are minimised during construction. The TMP must include the following: i. provision for the management of traffic around and through the site during and outside of construction work hours; ii. provision for parking and materials delivery during and outside of construction hours of work; iii. planning including risk identification and assessment, staging, etc.; iv. implementation; v. monitoring and measurement; vi. management review; and vii. traffic control plans or traffic control diagrams in accordance with Manual of Uniform Traffic Control Devices (MUTCD) for any temporary part or full road closures of any Council or State road(s) A permit will need to be sought from the Council prior to any temporary road closure or road opening works. b) Undertake all works generally in accordance with the TMP which must be current and available on site at all times.	a) Prior to commencement of site works b) At all times during construction
5.	Roads – Internal Service Road Access a) Submit to the Principal Engineer EDQ Development Assessment DSDIP engineering design/construction drawings certified by a Registered Professional Engineer of Queensland (RPEQ) for internal service road access, including parking bays, traffic devices and pedestrian footpaths generally in accordance with <i>PDA Guideline No. 13 - Engineering standards Minor Roads</i> and with the following plans/documents: i. Industrial Estate Moranbah Functional Layout Plan (Amended in Red) Drawing Number C001 Version B	a) Prior to commencement of work

	prepared by Burchills Engineering Solutions dated 16-05-14 b) Construct the works generally in accordance with the certified plans as required under part a) of this condition. c) Submit to the Principal Engineer EDQ Development Assessment DSDIP 'as-constructed' drawings, asset register and test results certified by a RPEQ, in a format acceptable to the Isaac Regional Council of all road works constructed in accordance with this condition. d) Provide verification by a RPEQ that all works have been completed generally in accordance with the certified plans required under part a) of this condition.	b) Prior to survey plan endorsement c) Prior to survey plan endorsement d) Prior to survey plan endorsement
6.	External Roads - Goonyella Road Intersection Upgrade a) Submit to the Principal Engineer EDQ Development Assessment DSDIP engineering design/construction drawings certified by a RPEQ for internal roads, including parking bays, traffic devices and pedestrian footpaths generally in accordance <i>PDA Guideline No. 13 - Engineering standards</i> Major Roads and with the following plans/documents: I. Industrial Estate Moranbah Functional Layout Plan (Amended in Red) Drawing Number C001 Version B prepared by Burchills Engineering Solutions dated 16-05-14 b) Construct the works generally in accordance with the certified plans as required under part a) of this condition. c) Submit to the Principal Engineer EDQ Development Assessment DSDIP 'as-constructed' drawings, asset register and test results certified by a RPEQ, in a format acceptable to the Isaac Regional Council of all road works constructed in accordance with this condition. d) Provide verification by a RPEQ that all works have been completed generally in accordance	a) Prior to commencement of work b) Prior to survey plan endorsement c) Prior to survey plan endorsement d) Prior to survey plan endorsement

	with the certified plans required under part a) of this condition.	
7.	Water - Internal a) Submit to the Principal Engineer EDQ Development Assessment DSDIP a water reticulation Precinct Network Plan endorsed by council. b) Submit to the Principal Engineer EDQ Development Assessment DSDIP detailed water reticulation design plans certified by a RPEQ generally in accordance with the endorsed Precinct Network Plan required under part a) of this condition. c) Construct the works generally in accordance with the certified plans required under part b) of this condition. d) Submit to the Principal Engineer EDQ Development Assessment DSDIP 'as-constructed' plans, asset register, pressure and bacterial test results in accordance with Council current adopted standards. e) Provide verification to the Principal Engineer EDQ Development Assessment DSDIP from a RPEQ that all works have been completed generally in accordance with the certified plans required under part b) of this condition.	a) Prior to the commencement of works b) Prior to commencement of works c) Prior to survey plan endorsement d) Prior to survey plan endorsement e) Prior to survey plan endorsement
8.	Sewer - Internal a) Submit to the Principal Engineer EDQ Development Assessment DSDIP a sewer reticulation Precinct Network Plan endorsed by Council. b) Submit to the Principal Engineer EDQ Development Assessment DSDIP detailed sewer reticulation design plans certified by a RPEQ generally in accordance with the endorsed Precinct Network Plan required under part a) of this condition. c) Construct the works generally in accordance with the certified plans required under part b) of this condition. d) Submit to the Principal Engineer EDQ Development Assessment DSDIP 'as-	a) Prior to the commencement of works b) Prior to commencement of works c) Prior to survey plan endorsement d) Prior to survey plan endorsement

	constructed' plans, asset register, pressure and CCTV results in accordance with Regional current adopted standards. e) Provide verification to the Principal Engineer EDQ Development Assessment DSDIP from a RPEQ that all works have been completed generally in accordance with the certified plans required under part b) of this condition.	e) Prior to survey plan endorsement
9.	Stormwater Management (Quantity) a) Submit to the Principal Engineer EDQ Development Assessment DSDIP detailed design plans and hydraulic calculations certified by a RPEQ for the proposed stormwater drainage system generally in accordance with <i>PDA Guideline No. 13 Engineering standards – Stormwater quantity</i> and the following approved plans/ documents: i. Industrial Estate Moranbah Functional Layout Plan (Amended in Red) Drawing Number C001 Version B prepared by Burchills Engineering Solutions dated 16-05-14 b) Construct the works in accordance with the certified plans as required under part a) of this condition. c) Submit to the Principal Engineer EDQ Development Assessment DSDIP "as constructed" plans including an asset register and test results, certified by a RPEQ, in a format acceptable to the Isaac Regional Council. d) Provide verification to the Principal Engineer EDQ Development Assessment DSDIP from a RPEQ that the works have been constructed generally in accordance with the certified plans required under part a) of this condition.	a) Prior to commencement of works b) Prior to survey plan endorsement c) Prior to survey plan endorsement d) Prior to survey plan endorsement
10.	Street Lighting Design and install a street lighting system certified by a RPEQ to all roads, including footpaths/bikeways within road reserves. The design of the street lighting system must: i. meet the relevant standards of the electricity supplier; ii. be acceptable to the electricity supplier as	Prior to survey plan endorsement

	'Rate 2 Public Lighting'; iii. be endorsed by the Council as the Ergon 'billable customer'; iv. be generally in accordance with Australian Standards AS1158 – <i>'Lighting for Roads and Public Spaces'</i> and AS4282 – <i>"Control of the Obtrusive Effects of Outdoor Lighting"</i>.	
11.	Electricity Submit to the Principal Engineer EDQ Development Assessment DSDIP either: a) written evidence from Ergon confirming that existing underground low-voltage electricity supply is available to the newly created lots; or b) written evidence from Ergon confirming that the applicant has entered into an agreement with it to provide underground electricity services.	Prior to survey plan endorsement
12.	Telecommunications Submit to the Principal Engineer EDQ Development Assessment DSDIP documentation from an authorised telecommunication service provider confirming that satisfactory agreements have been made for the provision of underground telecommunication services to each new lot within the proposed subdivision.	Prior to survey plan endorsement
13.	Broadband Submit to the Principal Engineer EDQ Development Assessment DSDIP a written agreement from an authorised telecommunications service provider that infrastructure within the development as defined under the Telecommunications Act (Fibre Deployment Bill 2011) can be provided in accordance with the Communications Alliance G645:2011 guideline, to accommodate services which are compliant with the Federal Government's National Broadband Network policy.	Prior to survey plan endorsement
14.	Damage and Repairs 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 drainage lines) that may occur during any works carried	Prior to survey plan endorsement

	responsibilities outlined in the <i>Certification Procedures Manual</i> .	
22.	Detailed design documentation - POD a) Submit to EDQ Development Assessment, DSDIP for compliance assessment detailed design documentation for Non-residential development and caretakers accommodation. b) Detailed design documentation must detail the following: - Location - Lot size and configuration - Building height - Plot ratio, gross floor area and site cover - Number of dwelling units and bedrooms - Building design including elevations and materials - On-site parking and servicing arrangements - Open space provision. c) The development shown in the detailed design documentation will be assessed against the provisions of the approved Plan of Development.	Prior to commencement of building works
23.	Hours of Operation The approved uses (other than caretakers accommodation) must only be operated between the hours 5:00am to 7:00pm.	As indicated
Engineering		
24.	Filling and Excavation a) Submit for compliance assessment bulk earthworks functional layout detailing information in accordance with DSDIP Practise Note 10 (as amended from time to time). b) Submit to the Principal Engineer – EDQ Development Assessment DSDIP detailed earthworks plans certified by a RPEQ, generally in accordance with AS3798 – 1996 <i>“Guidelines on Earthworks for Commercial and Residential Developments and generally in accordance with the endorsed functional layout approved under part b) of this condition.</i>	a) Prior to commencement of site works b) Prior to commencement of site works

	c) Carry out the filling and excavation generally in accordance with the certified plans required under part b) of this condition. d) Submit to the Principal Engineer EDQ Development Assessment DSDIP certification by a RPEQ that all filling and excavation works have been carried out in generally accordance with the certified plans required under part b) of this condition and any unsuitable material encountered has been treated or replaced with suitable material.	c) Prior to commencement of use d) Prior to commencement of use
25.	Retaining Walls a) Submit to the Principal Engineer, EDQ Development Assessment DSDIP detailed engineering plans, certified by an RPEQ of all retaining walls 1.0m or greater in height. Retaining walls shall be limited in height to a maximum of 2.5m in accordance with <i>PDA Practice Note No. 10 – Plans of development</i> unless otherwise approved by the Principal Engineer EDQ Development Assessment DSDIP. b) Construct the works generally in accordance with the certified plans required under part a) of this condition; c) Submit to the Principal Engineer, EDQ Development Assessment DSDIP certification by an RPEQ that all retaining wall works 1.0m or greater in height have been carried out generally in accordance with the certified plans.	a) Prior to commencement of site works b) Prior to commencement of use c) Prior to commencement of use
26.	Internal Driveways a) Submit for compliance assessment internal driveways functional layout including parking bays, traffic devices and pedestrian footpaths functional layout detailing information in accordance with DSDIP Practise Note 10. Car parking functional layout is to be generally in accordance with AS2890.1 to 6 – Parking Facilities b) Submit to the Principal Engineer EDQ Development Assessment DSDIP engineering design/construction drawings certified by a Registered Professional Engineer of	a) Prior to commencement of site works b) Prior to commencement of site works

	Queensland (RPEQ) for internal roads, including parking bays, traffic devices and pedestrian footpaths generally in accordance with <i>PDA Guideline No. 13 - Engineering standards Minor Roads and Vehicle Parking</i> c) Construct the works generally in accordance with the certified plans as required under part b) of this condition. d) Provide verification by a RPEQ that all works have been completed generally in accordance with the certified plans required under part b) of this condition.	c) Prior to commencement of use d) Prior to commencement of use
27.	Vehicle Access Construct a vehicle crossover between the existing kerb and channel and the property boundary for lots 1, 2 and 3 generally in accordance Council adopted standards.	Prior to commencement of use
28.	Soil Erosion and Sediment Control a) Prepare an Erosion and Sediment Control (E&SC) Program certified by a RPEQ or a Certified Professional Erosion and Sediment Control (CPESC) that complies with - <i>ICEA Best Practice Erosion & Sediment Control – November 2008</i>. b) Soil erosion and sediment control shall be monitored and maintained in accordance with the certified E&SC Program	a) Prior to commencement of work b) At all times during works on site
29.	Water Connection Connect the development to the existing water reticulation network in accordance with the Council's standards.	Prior to commencement of use
30.	Internal Sewer Reticulation a) Submit to the Principal Engineer EDQ Development Assessment DSDIP detailed internal sewer reticulation design plans certified by an RPEQ generally in accordance with the Industrial Estate Moranbah Functional Layout Plan (Amended in Red) Drawing Number C001 Version B prepared by Burchills Engineering Solutions dated 16-05-14 b) Construct and connect the works generally in accordance with the certified plans required	a) Prior to the commencement of site works b) Prior to commencement of use

	under part a) of this condition and connect to the sewerage connection. c) Provide verification by a RPEQ that all works have been completed generally in accordance with the certified plans required under part b) of this condition.	c)Prior to commencement of use
31.	Stormwater Management (Quality) a) Submit to the Principal Engineer EDQ Development Assessment DSDIP detailed engineering design and construction drawings certified by a Registered RPEQ for the proposed stormwater treatment devices generally in accordance with <i>PDA Guideline No. 13 - Engineering standards - Stormwater quality</i> and the following documents; i. Industrial Estate Moranbah Functional Layout Plan (Amended in Red) Drawing Number C001 Version B prepared by Burchills Engineering Solutions dated 16-05-14; and ii. Conceptual Stormwater Management Plan prepared by Burchills Engineering Solutions, document number GC130256-20140505-CSMP-01 dated May 2014 Burchill Report b) Construct the works generally in accordance with the certified plans required under part a) of this condition. c) Provide verification from a RPEQ that the works have been constructed generally in accordance with the certified plans required under part a) of this condition.	a)Prior to commencement of site works b)Prior to commencement of use c)Prior to commencement of use
32.	Stormwater Management (Quantity) a) Submit to the Principal Engineer EDQ Development Assessment DSDIP detailed design plans and hydraulic calculations certified by a Registered Professional Engineer Queensland (RPEQ) for the proposed stormwater drainage system generally in accordance with <i>PDA Guideline No. 13 - Engineering standards - Stormwater quantity</i> and the following approved plans/ documents: i. Industrial Estate Moranbah Functional Layout Plan (Amended in Red) Drawing Number C001 Version B prepared by Burchills Engineering	a)Prior to commencement of site works

	Solutions dated 16-05-14; and ii. Conceptual Stormwater Management Plan prepared by Burchills Engineering Solutions, document number GC130256-20140505-CSMP-01 dated May 2014 Burchill Report b) Construct the works in accordance with the certified plans as required under part a) of this condition. c) provide verification from a RPEQ that the works have been constructed generally in accordance with the certified plans required under part a) of this condition. d) Connect the development to the existing stormwater network at a lawful point of discharge in accordance with Isaac Regional Council standards	b) Prior to commencement of use c) Prior to commencement of use d) Prior to commencement of use
33.	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 in accordance with the relevant authority or utility standards	Prior to commencement of use
34.	Repair damage to existing infrastructure 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
35.	Outdoor Lighting Design and install outdoor lighting to minimise light spill in the adjacent residential properties to be in accordance with <i>AS 4282:1997 Control of the Obtrusive Effects of Outdoor Lighting</i>.	Prior to commencement of use and to be maintained.
36.	Electricity Connect the development to the existing electrical reticulation network in accordance with the relevant authorised electricity utility standards.	Prior to commencement of use
37.	Telecommunications Connect each dwelling to the existing	Prior to commencement of use

	Telecommunications Act (Fibre Deployment Bill 2011) Communications Alliance G645:2011 guideline compliant telecommunications network in accordance with relevant service provider standards.	
Landscape and Environment		
38.	Landscape Works a) Submit to the Principal Engineer EDQ Development Assessment DSDIP for detailed landscape plans certified by an AILA accredited Landscape Architect. b) Construct the works generally in accordance with the endorsed plans required under part a) of this condition. c) Provide verification by an AILA registered Landscape Architect that the works have inspected and completed generally in accordance with the endorsed plans required under part a) of this condition.	a) Prior to commencement of site works b) Prior to commencement of use c) Prior to commencement of use
39.	Erosion and Sediment Management a) Submit to the Principal Engineer EDQ Development Assessment DSDIP an Erosion and Sediment Control Plan (ESCP) certified by a Registered Professional Engineer Queensland (RPEQ) or an accredited professional in erosion and sediment control (CPESC) generally in accordance with the following guidelines: i. Urban Stormwater Quality Planning Guidelines 2010 (DEHP) ii. Best Practice Erosion and Sediment Control (IECA). b) Implement the certified ESCP as required under part a) of this condition.	a) Prior to commencement of site works b) At all times during construction
Monetary Contribution		
40.	Infrastructure Contributions - Non-residential development Pay to MEDQ a monetary contribution towards the cost of the provision of essential infrastructure in accordance with the Infrastructure Funding Framework (IFF) indexed to the date of payment.	At compliance assessment for detailed design documentation

STANDARD ADVICE

Please note that in order to lawfully undertake development, it may be necessary to obtain approvals other than this PDA development approval. For advice on other approvals that may be necessary in relation to your proposal, it is recommended that you seek professional advice.

**** End of Package ****

