
**DECISION NOTICE OF MINISTERIAL CALL IN OF
DEVELOPMENT APPLICATION MADE UNDER THE
*SUSTAINABLE PLANNING ACT 2009***

Application Reference No – PA11050

Pursuant to the Sustainable Planning Act 2009, I give the decision notice regarding the Ministerial call in I exercised on 8 June 2011 to assess and decide the development application made by BM Alliance Coal Operations Pty Ltd to Isaac Regional Council on 18 March 2011 for a development permit for operational works (Civil Works and Utility Services including; road works, drainage works, landscaping, stormwater, water infrastructure and sewerage infrastructure).

This decision notice is one of the three decision notices issued in respect of the development of the Buffel Park Accommodation Village. Application Reference Numbers PA10120 and PA11048 were also called in on 8 June 2011 and decision notices have been given for those applications.

Development Application

Applicant: BM Alliance Coal Operations Pty Ltd

Owner: BM Alliance Coal Operations Pty Ltd

Application Number: PA11050

Address: Peak Downs Highway, Moranbah

Property Description: Lot 12 on RP151669

Proposal: Application for a development permit for operational works
(Civil Works and Utility Services including; road works, drainage works, landscaping, stormwater, water infrastructure and sewerage infrastructure).

Local Government Area: Isaac Regional Council

I have assessed and decided the development application and on 2 September 2011, I approved the development application subject to the conditions set out in Schedule 1 and the approved plans and documents listed in Schedule 2.

The following provides details of this decision:

1. Referral Agencies

Nil

2. Conditions

The Assessment Manager's conditions are set out in Schedule 1 and the approved plans and documents are listed in Schedule 2.

3. Approval Type

Development permit for operational works.

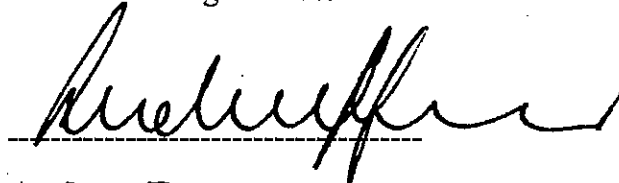
4. Any other development permits or compliance permits necessary to allow the development to be carried out.

Carrying out building work

Carrying out plumbing work

5. Rights of Appeal

There is no right of appeal by virtue of section 427(5) of the Sustainable Planning Act 2009.



Andrew Fraser

Treasurer and Minister for State Development and Trade

Date 1. 9. 11

SCHEDULE 1

The entity with jurisdiction for the following conditions is the Isaac Regional Council.

This approval shall lapse at the expiration of 2 years from the date of this approval taking effect.

The Development Approval takes effect at the time of the Decision Notice.

STAGE 1

GENERAL

1. All works shall be carried out in accordance with the Construction Village Site Based Stormwater Management Plan and Infrastructure Servicing Plan PHCVM03-7311-CC-RP-0001_A and approved engineering drawings as per the Drawing Schedule on the following Drawings: PHCVM03-7311-CC-DG-2008 Rev. A; PHCVM03-7311-EC-DG-1002 Rev. D; PHCVM03-7311-EC-DG-2002 Rev. D; PHCVM03-7311-FS-DG-1002 Rev. D; PHCVM03-7311-EE-DG-1102 Rev. D; PHCVM03-7311-CC-DG-2801 Rev. D; PHCVM03-7311-EE-DG-1002 Rev. D; PHCVM03-7311-EE-DG-2002 Rev. C.
2. Stage 1 approved works are those outlined on staging Drawing PHCVM03-7311-CC-DG-2005. This approval covers those facilities contained within "Stage 1 CV" and the corresponding 516 rooms (including 12 for persons with disability) and all associated infrastructure outlined in "1. General" above.
3. All works shall be in accordance with the related development approval conditions.
4. Any deviation from the decision notice or approved engineering drawings will require the written consent from the Isaac Regional Council's Executive Director Technical and Civil Services. The written consent is to be provided within 10 business days of the request for deviation being made to the Council. Any proposed significant changes will require that amended engineering drawings are submitted to and approved by the Council.
5. Hours of construction unless otherwise approved in writing by the Isaac Regional Council's Executive Director Technical and Civil Services will occur between the hours of 5:30am to 6:30pm.

6. Isaac Regional Council shall be informed of commencement date prior to commencement of operational work.
7. A Construction Management Plan, including a Construction Program, shall be submitted to the Isaac Regional Council prior to the commencement of the operational works.
8. This approval should not be taken to mean that the drawings have been checked in detail and the Isaac Regional Council accepts no responsibility for the survey information, the design or for the accuracy of any information or detail contained in the drawings and specifications. The approval is issued with reliance upon the Engineer's certification and that any aspect of the design not specified by the Council policy has been undertaken with due professional diligence to accepted industry standards.
9. Isaac Regional Council's approval of the design is not an approval to enter into private property or easements to undertake works. Separate approval is to be obtained from all Property Owners before entering the private property and written confirmation of the Property Owner's approval of the completed works within their property is to be submitted to the Council.
10. Traffic control shall be provided for all works within a public road in accordance with Queensland Department of Main Roads - Manual of Uniform Traffic control Devices Part 3 (Work on Roads) and Main Roads Specification (MRS 02) Provision for Traffic.
11. All works shall be undertaken to comply with the provisions of the *Workplace Health and Safety Act 1995*.
12. The costs of all development works, including any necessary alteration or relocation of services, public utility mains or installations, shall be borne by the Developer whose responsibility it shall be to ascertain the exact location of these services prior to commencement of work.
13. The Site Superintendent will provide site engineering supervision and issue the RPEQ certified Statement of Compliance of completed works confirming that all necessary inspection, testing has been carried out during the works and compliance with the design and specifications.
14. The new drainage infrastructure must have a CCTV record prepared on CD upon completion with the CD provided to the Isaac Regional Council's Inspector for assessment under the Plumbing and Drainage Act.

WATER

15. The Water Treatment Plant shall be provided in accordance with Queensland Department of Environment and Resource Management – Planning Guidelines for Water Supply and Sewerage,
16. Water Reticulation and connection will be undertaken in WSA 03 – 2002 Water Supply Code of Australia.
17. Water infrastructure will constructed in accordance with the approved engineering drawings.

SEWER

18. The Sewerage Treatment Plant shall be provided in accordance with Queensland Department of Environment and Resource Management – Planning Guidelines for Water Supply and Sewerage.
19. Water Reticulation and connection will be undertaken in WSA 02 – 2002 Sewerage Code of Australia.
20. Sewerage infrastructure will constructed in accordance with the approved engineering drawings.

ROADS, FOOTPATHS AND ACCESS

21. All works shall be carried out in accordance with the Construction Village Site Based Stormwater Management Plan and the Infrastructure Servicing Plan and the approved Engineering Drawings.

STORMWATER

22. All reasonable methods are to be used to prevent:
 - adverse affects external to the subject site arising from any increase in velocity, volume and/or redirection of flow.
 - increase in the duration of inundation outside the site where such increased inundation could cause loss or damage.
23. All works shall be carried out in accordance with the Construction Village Site Based Stormwater Management Plan and the Infrastructure Servicing Plan and the approved Engineering Drawings.

BULK EARTHWORKS

24. All works shall be carried out in accordance with Construction Village Site Based Stormwater Management Plan and Infrastructure Servicing Plan and the approved Engineering Drawings.
25. All reasonable methods are to be used to reduce nuisance from dust, noise, vibration and material tracked onto public roads from hauling and filling operations in accordance with the Isaac Regional Council's Bylaws/Local Laws.
26. All batters are to be stabilised within 10 days of the completion of bulk earthworks. Stabilisation techniques may include hydro mulching, returfing and erosion resistant blankets etc.

SEDIMENT AND EROSION CONTROL

27. Sediment and Erosion control measures shall be undertaken in accordance with Best Practice Erosion and Sediment Control Guidelines published by the International Erosion Control Association, Nov 2008.
28. Appropriate measures shall be undertaken to prevent any scouring on site from stormwater flows resulting from the development works. The Applicant shall be responsible for and undertake any works necessary to rectify and prevent any further scouring of the land until the site has been stabilised.
29. A shake down area shall be provided at all accesses to prevent the tracking of material onto the roadway by construction traffic.
30. The surrounding carriageways are to be kept clean of any material carried onto the roadway by construction vehicles from the site.

ENVIRONMENTAL MANAGEMENT

31. Any damage to property (including pavement damage) is to be rectified to the satisfaction of the Isaac Regional Council or the applicable authority prior to the issuing of the certificate of practical completion.

PRACTICAL COMPLETION

32. Immediately after completion of the works associated with this approval, the Isaac Regional Council shall be notified.

STAGE 2

GENERAL

33. All works shall be carried out in accordance with the Construction Village Site Based Stormwater Management Plan and Infrastructure Servicing Plan PHCVM03-7311-CC-RP-0001_A and approved engineering drawings as per the Drawing Schedule on the following Drawings: PHCVM03-7311-CC-DG-2008 Rev. A; PHCVM03-7311-EC-DG-1002 Rev. D; PHCVM03-7311-EC-DG-2002 Rev. D; PHCVM03-7311-FS-DG-1002 Rev. D; PHCVM03-7311-EE-DG-1102 Rev. D; PHCVM03-7311-CC-DG-2801 Rev. D; PHCVM03-7311-EE-DG-1002 Rev. D; PHCVM03-7311-EE-DG-2002 Rev. C.
34. Stage 2 approved works are those outlined on staging Drawing PHCVM03-7311-CC-DG-2005. This approval covers those facilities contained within "Stage 2 CV" and the corresponding 504 rooms and all associated infrastructure outlined in "33. General" above.
35. All works shall be in accordance with the related development approval conditions.
36. Any deviation from the decision notice or approved engineering drawings will require the written consent from the Isaac Regional Council's Executive Director Technical and Civil Services. The written consent is to be provided within 10 business days of the request for deviation being made to the Council. Any proposed significant changes will require that amended engineering drawings are submitted to and approved by the Isaac Regional Council.
37. Hours of construction unless otherwise approved in writing by the Isaac Regional Council's Executive Director Technical and Civil Services will occur between the hours of 5:30am to 6:30pm.
38. The Isaac Regional Council shall be informed of commencement date prior to commencement of operational work.
39. A Construction Management Plan, including a Construction Program, shall be submitted to the Isaac Regional Council prior to the commencement of the operational works.

40. This approval should not be taken to mean that the drawings have been checked in detail and the Isaac Regional Council accepts no responsibility for the survey information, the design or for the accuracy of any information or detail contained in the drawings and specifications. The approval is issued with reliance upon the Engineer's certification and that any aspect of the design not specified by the Council policy has been undertaken with due professional diligence to accepted industry standards.
41. The Isaac Regional Council's approval of the design is not an approval to enter into private property or easements to undertake works. Separate approval is to be obtained from all Property Owners before entering the private property and written confirmation of the Property Owner's approval of the completed works within their property is to be submitted to the Council.
42. Traffic control shall be provided for all works within a public road in accordance with Queensland Department of Main Roads - Manual of Uniform Traffic control Devices Part 3 (Work on Roads) and Main Roads Specification (MRS 02) Provision for Traffic.
43. All works shall be undertaken to comply with the provisions of the *Workplace Health and Safety Act 1995*.
44. The costs of all development works, including any necessary alteration or relocation of services, public utility mains or installations, shall be borne by the Developer whose responsibility it shall be to ascertain the exact location of these services prior to commencement of work.
45. The Site Superintendent will provide site engineering supervision and issue the RPEQ certified Statement of Compliance of completed works confirming that all necessary inspection, testing has been carried out during the works and compliance with the design and specifications.
46. The new drainage infrastructure must have a CCTV record prepared on CD upon completion with the CD provided to the Isaac Regional Council's Inspector for assessment under the Plumbing and Drainage Act.

WATER

47. Water Reticulation and connection will be undertaken in WSA 03 – 2002 Water Supply Code of Australia.

48. Water infrastructure will be constructed in accordance with the approved engineering drawings.

SEWER

49. Water Reticulation and connection will be undertaken in WSA 02 – 2002 Sewerage Code of Australia.
50. Sewerage infrastructure will be constructed in accordance with the approved engineering drawings.

ROADS, FOOTPATHS AND ACCESS

51. All works shall be carried out in accordance with the Construction Village Site Based Stormwater Management Plan and the Infrastructure Servicing Plan and the approved Engineering Drawings.

STORMWATER

52. All reasonable methods are to be used to prevent:
- adverse affects external to the subject site arising from any increase in velocity, volume and/or redirection of flow.
 - increase in the duration of inundation outside the site where such increased inundation could cause loss or damage.
53. All works shall be carried out in accordance with the Construction Village Site Based Stormwater Management Plan and the Infrastructure Servicing Plan and the approved Engineering Drawings.

BULK EARTHWORKS

54. All works shall be carried out in accordance with the Construction Village Site Based Stormwater Management Plan and the Infrastructure Servicing Plan and the approved Engineering Drawings.
55. All reasonable methods are to be used to reduce nuisance from dust, noise, vibration and material tracked onto public roads from hauling and filling operations in accordance with the Isaac Regional Council's Bylaws/Local Laws.

56. All batters are to be stabilised within 10 days of the completion of bulk earthworks. Stabilisation techniques may include hydro mulching, returfing and erosion resistant blankets etc.

SEDIMENT AND EROSION CONTROL

57. Sediment and Erosion control measures shall be undertaken in accordance with Best Practice Erosion and Sediment Control Guidelines published by the International Erosion Control Association, Nov 2008.
58. Appropriate measures shall be undertaken to prevent any scouring on site from stormwater flows resulting from the development works. The Applicant shall be responsible for and undertake any works necessary to rectify and prevent any further scouring of the land until the site has been stabilised.
59. A shake down area shall be provided at all accesses to prevent the tracking of material onto the roadway by construction traffic.
60. The surrounding carriageways are to be kept clean of any material carried onto the roadway by construction vehicles from the site.

ENVIRONMENTAL MANAGEMENT

61. Any damage to property (including pavement damage) is to be rectified to the satisfaction of Council or the applicable authority prior to the issuing of the certificate of practical completion.

PRACTICAL COMPLETION

62. Immediately after completion of the works associated with this approval, Isaac Regional Council shall be notified.

STAGE 3

GENERAL

63. All works shall be carried out in accordance with the Construction Village Site Based Stormwater Management Plan and Infrastructure Servicing Plan PHCVM03-7311-CC-RP-0001_A and approved engineering drawings as per the Drawing Schedule on the following Drawings: PHCVM03-7311-CC-DG-2008 Rev. A; PHCVM03-7311-EC-DG-1002 Rev. D; PHCVM03-7311-

EC-DG-2002 Rev. D; PHCV03-7311-FS-DG-1002 Rev. D; PHCV03-7311-EE-DG-1102 Rev. D; PHCV03-7311-CC-DG-2801 Rev. D; PHCV03-7311-EE-DG-1002 Rev. D; PHCV03-7311-EE-DG-2002 Rev. C.

64. Stage 3 approved works are those outlined on staging Drawing PHCV03-7311-CC-DG-2005. This approval covers those facilities contained within "Stage 3 CV" and the corresponding 272 rooms and all associated infrastructure outlined in "63. General" above.
65. All works shall be in accordance with the related development approval conditions.
66. Any deviation from the decision notice or approved engineering drawings will require the written consent from Isaac Regional Council's Executive Director Technical and Civil Services. The written consent is to be provided within 10 business days of the request for deviation being made to the Council. Any proposed significant changes will require that amended engineering drawings are submitted to and approved by the Council.
67. Hours of construction unless otherwise approved in writing by the Isaac Regional Council's Executive Director Technical and Civil Services will occur between the hours of 5:30am to 6:30pm.
68. The Isaac Regional Council shall be informed of commencement date prior to commencement of operational work.
69. A Construction Management Plan, including a Construction Program, shall be submitted to the Isaac Regional Council prior to the commencement of the operational works.
70. This approval should not be taken to mean that the drawings have been checked in detail and the Isaac Regional Council accepts no responsibility for the survey information, the design or for the accuracy of any information or detail contained in the drawings and specifications. The approval is issued with reliance upon the Engineer's certification and that any aspect of the design not specified by the Council policy has been undertaken with due professional diligence to accepted industry standards.
71. The Isaac Regional Council's approval of the design is not an approval to enter into private property or easements to undertake works. Separate approval is to be obtained from all Property Owners before entering the private property and written confirmation of the Property Owner's approval

of the completed works within their property is to be submitted to the Council.

72. Traffic control shall be provided for all works within a public road in accordance with Queensland Department of Main Roads - Manual of Uniform Traffic control Devices Part 3 (Work on Roads) and Main Roads Specification (MRS 02) Provision for Traffic.
73. All works shall be undertaken to comply with the provisions of the *Workplace Health and Safety Act 1995*.
74. The costs of all development works, including any necessary alteration or relocation of services, public utility mains or installations, shall be borne by the Developer whose responsibility it shall be to ascertain the exact location of these services prior to commencement of work.
75. The Site Superintendent will provide site engineering supervision and issue the RPEQ certified Statement of Compliance of completed works confirming that all necessary inspection, testing has been carried out during the works and compliance with the design and specifications.
76. The new drainage infrastructure must have a CCTV record prepared on CD upon completion with the CD provided to the Isaac Regional Council's Inspector for assessment under the Plumbing and Drainage Act.

WATER

77. Water Reticulation and connection will be undertaken in WSA 03 – 2002 Water Supply Code of Australia.
78. Water infrastructure will constructed in accordance with the approved engineering drawings.

SEWER

79. Water Reticulation and connection will be undertaken in WSA 02 – 2002 Sewerage Code of Australia.
80. Sewerage infrastructure will constructed in accordance with the approved engineering drawings.

ROADS, FOOTPATHS AND ACCESS

81. All works shall be carried out in accordance with the Construction Village Site Based Stormwater Management Plan and the Infrastructure Servicing Plan and the approved Engineering Drawings.

STORMWATER

82. All reasonable methods are to be used to prevent:
- adverse affects external to the subject site arising from any increase in velocity, volume and/or redirection of flow.
 - increase in the duration of inundation outside the site where such increased inundation could cause loss or damage.
83. All works shall be carried out in accordance with the Construction Village Site Based Stormwater Management Plan and the Infrastructure Servicing Plan and the approved Engineering Drawings

BULK EARTHWORKS

84. All works shall be carried out in accordance with the Construction Village Site Based Stormwater Management Plan and Infrastructure Servicing Plan and the approved Engineering Drawings.
85. All reasonable methods are to be used to reduce nuisance from dust, noise, vibration and material tracked onto public roads from hauling and filling operations in accordance with the Council's Bylaws/Local Laws.
86. All batters are to be stabilised within 10 days of the completion of bulk earthworks. Stabilisation techniques may include hydro mulching, returfing and erosion resistant blankets etc.

SEDIMENT AND EROSION CONTROL

87. Sediment and Erosion control measures shall be undertaken in accordance with Best Practice Erosion and Sediment Control Guidelines published by the International Erosion Control Association, Nov 2008.

88. Appropriate measures shall be undertaken to prevent any scouring on site from stormwater flows resulting from the development works. The Applicant shall be responsible for and undertake any works necessary to rectify and prevent any further scouring of the land until the site has been stabilised.
89. A shake down area shall be provided at all accesses to prevent the tracking of material onto the roadway by construction traffic.
90. The surrounding carriageways are to be kept clean of any material carried onto the roadway by construction vehicles from the site.

ENVIRONMENTAL MANAGEMENT

91. Any damage to property (including pavement damage) is to be rectified to the satisfaction of the Isaac Regional Council or the applicable authority prior to the issuing of the certificate of practical completion.

PRACTICAL COMPLETION

92. Immediately after completion of the works associated with this approval, the Isaac Regional Council shall be notified.

STAGE 4

GENERAL

93. All works shall be carried out in accordance with the Construction Village Site Based Stormwater Management Plan and Infrastructure Servicing Plan PHCVM03-7311-CC-RP-0001_A and approved engineering drawings as per the Drawing Schedule on the following Drawings: PHCVM03-7311-CC-DG-2008 Rev. A; PHCVM03-7311-EC-DG-1002 Rev. D; PHCVM03-7311-EC-DG-2002 Rev. D; PHCVM03-7311-FS-DG-1002 Rev. D; PHCVM03-7311-EE-DG-1102 Rev. D; PHCVM03-7311-CC-DG-2801 Rev. D; PHCVM03-7311-EE-DG-1002 Rev. D; PHCVM03-7311-EE-DG-2002 Rev. C.
94. Stage 4 approved works are those outlined on staging Drawing PHCVM03-7311-CC-DG-2005. This approval covers those facilities contained within "Stage 4 CV" and the corresponding 208 rooms and all associated infrastructure outlined in "93. General" above.

95. All works shall be in accordance with the related development approval conditions.
96. Any deviation from the decision notice or approved engineering drawings will require the written consent from the Isaac Regional Council's Executive Director Technical and Civil Services. The written consent is to be provided within 10 business days of the request for deviation being made to the Council. Any proposed significant changes will require that amended engineering drawings are submitted to and approved by the Council.
97. Hours of construction unless otherwise approved in writing by the Isaac Regional Council's Executive Director Technical and Civil Services will occur between the hours of 5:30am to 6:30pm.
98. The Isaac Regional Council shall be informed of commencement date prior to commencement of operational work.
99. A Construction Management Plan, including a Construction Program, shall be submitted to the Isaac Regional Council prior to the commencement of the operational works.
100. This approval should not be taken to mean that the drawings have been checked in detail and the Isaac Regional Council accepts no responsibility for the survey information, the design or for the accuracy of any information or detail contained in the drawings and specifications. The approval is issued with reliance upon the Engineer's certification and that any aspect of the design not specified by the Council policy has been undertaken with due professional diligence to accepted industry standards.
101. The Isaac Regional Council's approval of the design is not an approval to enter into private property or easements to undertake works. Separate approval is to be obtained from all Property Owners before entering the private property and written confirmation of the Property Owner's approval of the completed works within their property is to be submitted to the Council.
102. Traffic control shall be provided for all works within a public road in accordance with Queensland Department of Main Roads - Manual of Uniform Traffic control Devices Part 3 (Work on Roads) and Main Roads Specification (MRS 02) Provision for Traffic.
103. All works shall be undertaken to comply with the provisions of the *Workplace Health and Safety Act 1995*.

104. The costs of all development works, including any necessary alteration or relocation of services, public utility mains or installations, shall be borne by the Developer whose responsibility it shall be to ascertain the exact location of these services prior to commencement of work.
105. The Site Superintendent will provide site engineering supervision and issue the RPEQ certified Statement of Compliance of completed works confirming that all necessary inspection, testing has been carried out during the works and compliance with the design and specifications.
106. The new drainage infrastructure must have a CCTV record prepared on CD upon completion with the CD provided to the Isaac Regional Council's Inspector for assessment under the Plumbing and Drainage Act.

WATER

107. Water Reticulation and connection will be undertaken in WSA 03 – 2002 Water Supply Code of Australia.
108. Water infrastructure will constructed in accordance with the approved engineering drawings

SEWER

109. Water Reticulation and connection will be undertaken in WSA 02 – 2002 Sewerage Code of Australia.
110. Sewerage infrastructure will constructed in accordance with the approved engineering drawings.

ROADS, FOOTPATHS AND ACCESS

111. All works shall be carried out in accordance with the Construction Village Site Based Stormwater Management Plan and the Infrastructure Servicing Plan and the approved Engineering Drawings.

STORMWATER

112. All reasonable methods are to be used to prevent:
 - o adverse affects external to the subject site arising from any increase in velocity, volume and/or redirection of flow.

- increase in the duration of inundation outside the site where such increased inundation could cause loss or damage.
113. All works shall be carried out in accordance with the Construction Village Site Based Stormwater Management Plan and the Infrastructure Servicing Plan and the approved Engineering Drawings

BULK EARTHWORKS

114. All works shall be carried out in accordance with the Construction Village Site Based Stormwater Management Plan and the Infrastructure Servicing Plan and the approved Engineering Drawings.
115. All reasonable methods are to be used to reduce nuisance from dust, noise, vibration and material tracked onto public roads from hauling and filling operations in accordance with the Council's Bylaws/Local Laws.
116. All batters are to be stabilised within 10 days of the completion of bulk earthworks. Stabilisation techniques may include hydro mulching, returfing and erosion resistant blankets etc.

SEDIMENT AND EROSION CONTROL

117. Sediment and Erosion control measures shall be undertaken in accordance with Best Practice Erosion and Sediment Control Guidelines published by the International Erosion Control Association, Nov 2008.
118. Appropriate measures shall be undertaken to prevent any scouring on site from stormwater flows resulting from the development works. The Applicant shall be responsible for and undertake any works necessary to rectify and prevent any further scouring of the land until the site has been stabilised.
119. A shake down area shall be provided at all accesses to prevent the tracking of material onto the roadway by construction traffic.
120. The surrounding carriageways are to be kept clean of any material carried onto the roadway by construction vehicles from the site.

ENVIRONMENTAL MANAGEMENT

121. Any damage to property (including pavement damage) is to be rectified to the satisfaction of the Isaac Regional Council or the applicable authority prior to the issuing of the certificate of practical completion.

PRACTICAL COMPLETION

122. Immediately after completion of the works associated with this approval, the Isaac Regional Council shall be notified.

STAGE 5

GENERAL

123. All works shall be carried out in accordance with the Construction Village Site Based Stormwater Management Plan and Infrastructure Servicing Plan PHCVM03-7311-CC-RP-0001_A and approved engineering drawings as per the Drawing Schedule on the following Drawings: PHCVM03-7311-CC-DG-2008 Rev. A; PHCVM03-7311-EC-DG-1002 Rev. D; PHCVM03-7311-EC-DG-2002 Rev. D; PHCVM03-7311-FS-DG-1002 Rev. D; PHCVM03-7311-EE-DG-1102 Rev. D; PHCVM03-7311-CC-DG-2801 Rev. D; PHCVM03-7311-EE-DG-1002 Rev. D; PHCVM03-7311-EE-DG-2002 Rev. C.
124. Stage 5 approved works are those outlined on staging Drawing PHCVM03-7311-CC-DG-2005. This approval covers those facilities contained within "Stage 5 CV" and the corresponding 224 rooms and all associated infrastructure outlined in "123. General" above.
125. All works shall be in accordance with the related development approval conditions.
126. Any deviation from the decision notice or approved engineering drawings will require the written consent from the Isaac Regional Council's Executive Director Technical and Civil Services. The written consent is to be provided within 10 business days of the request for deviation being made to the Council. Any proposed significant changes will require that amended engineering drawings are submitted to and approved by the Council.

127. Hours of construction unless otherwise approved in writing by the Isaac Regional Council's Executive Director Technical and Civil Services will occur between the hours of 5:30am to 6:30pm.
128. The Isaac Regional Council shall be informed of commencement date prior to commencement of operational work.
129. A Construction Management Plan, including a Construction Program, shall be submitted to the Isaac Regional Council prior to the commencement of the operational works.
130. This approval should not be taken to mean that the drawings have been checked in detail and the Isaac Regional Council accepts no responsibility for the survey information, the design or for the accuracy of any information or detail contained in the drawings and specifications. The approval is issued with reliance upon the Engineer's certification and that any aspect of the design not specified by the Council policy has been undertaken with due professional diligence to accepted industry standards.
131. The Isaac Regional Council's approval of the design is not an approval to enter into private property or easements to undertake works. Separate approval is to be obtained from all Property Owners before entering the private property and written confirmation of the Property Owner's approval of the completed works within their property is to be submitted to the Council.
132. Traffic control shall be provided for all works within a public road in accordance with Queensland Department of Main Roads - Manual of Uniform Traffic control Devices Part 3 (Work on Roads) and Main Roads Specification (MRS 02) Provision for Traffic.
133. All works shall be undertaken to comply with the provisions of the *Workplace Health and Safety Act 1995*.
134. The costs of all development works, including any necessary alteration or relocation of services, public utility mains or installations, shall be borne by the Developer whose responsibility it shall be to ascertain the exact location of these services prior to commencement of work.
135. The Site Superintendent will provide site engineering supervision and issue the RPEQ certified Statement of Compliance of completed works confirming that all necessary inspection, testing has been carried out during the works and compliance with the design and specifications.

136. The new drainage infrastructure must have a CCTV record prepared on CD upon completion with the CD provided to the Isaac Regional Council's Inspector for assessment under the Plumbing and Drainage Act.

WATER

137. Water Reticulation and connection will be undertaken in WSA 03 – 2002 Water Supply Code of Australia.
138. Water infrastructure will constructed in accordance with the approved engineering drawings.

SEWER

139. Water Reticulation and connection will be undertaken in WSA 02 – 2002 Sewerage Code of Australia.
140. Sewerage infrastructure will constructed in accordance with the approved engineering drawings.

ROADS, FOOTPATHS AND ACCESS

141. All works shall be carried out in accordance with the Construction Village Site Based Stormwater Management Plan and the Infrastructure Servicing Plan and the approved Engineering Drawings.

STORMWATER

142. All reasonable methods are to be used to prevent:
- adverse affects external to the subject site arising from any increase in velocity, volume and/or redirection of flow.
 - increase in the duration of inundation outside the site where such increased inundation could cause loss or damage.
143. All works shall be carried out in accordance with the Construction Village Site Based Stormwater Management Plan and the Infrastructure Servicing Plan and the approved Engineering Drawings.

BULK EARTHWORKS

144. All works shall be carried out in accordance with the Construction Village Site Based Stormwater Management Plan and the Infrastructure Servicing Plan and the approved Engineering Drawings.
145. All reasonable methods are to be used to reduce nuisance from dust, noise, vibration and material tracked onto public roads from hauling and filling operations in accordance with the Council's Bylaws/Local Laws.
146. All batters are to be stabilised within 10 days of the completion of bulk earthworks. Stabilisation techniques may include hydro mulching, returfing and erosion resistant blankets etc.

SEDIMENT AND EROSION CONTROL

147. Sediment and Erosion control measures shall be undertaken in accordance with Best Practice Erosion and Sediment Control Guidelines published by the International Erosion Control Association, Nov 2008.
148. Appropriate measures shall be undertaken to prevent any scouring on site from stormwater flows resulting from the development works. The Applicant shall be responsible for and undertake any works necessary to rectify and prevent any further scouring of the land until the site has been stabilised.
149. A shake down area shall be provided at all accesses to prevent the tracking of material onto the roadway by construction traffic.
150. The surrounding carriageways are to be kept clean of any material carried onto the roadway by construction vehicles from the site.

ENVIRONMENTAL MANAGEMENT

151. Any damage to property (including pavement damage) is to be rectified to the satisfaction of the Isaac Regional Council or the applicable authority prior to the issuing of the certificate of practical completion.

PRACTICAL COMPLETION

152. Immediately after completion of the works associated with this approval, the Isaac Regional Council shall be notified.

STAGE 6

GENERAL

153. All works shall be carried out in accordance with the Construction Village Site Based Stormwater Management Plan and Infrastructure Servicing Plan PHCV03-7311-CC-RP-0001_A and approved engineering drawings as per the Drawing Schedule on the following Drawings: PHCV03-7311-CC-DG-2008 Rev. A; PHCV03-7311-EC-DG-1002 Rev. D; PHCV03-7311-EC-DG-2002 Rev. D; PHCV03-7311-FS-DG-1002 Rev. D; PHCV03-7311-EE-DG-1102 Rev. D; PHCV03-7311-CC-DG-2801 Rev. D; PHCV03-7311-EE-DG-1002 Rev. D; PHCV03-7311-EE-DG-2002 Rev. C.
154. Stage 6 approved works are those outlined on staging Drawing PHCV03-7311-CC-DG-2005. This approval covers those facilities contained within "Stage 6 CV" and the corresponding 272 rooms and all associated infrastructure outlined in "153. General" above.
155. All works shall be in accordance with the related development approval conditions.
156. Any deviation from the decision notice or approved engineering drawings will require the written consent from the Isaac Regional Council's Executive Director Technical and Civil Services. The written consent is to be provided within 10 business days of the request for deviation being made to the Council. Any proposed significant changes will require that amended engineering drawings are submitted to and approved by the Council.
157. Hours of construction unless otherwise approved in writing by the Isaac Regional Council's Executive Director Technical and Civil Services will occur between the hours of 5:30am to 6:30pm.
158. The Isaac Regional Council shall be informed of commencement date prior to commencement of operational work.
159. A Construction Management Plan, including a Construction Program, shall be submitted to the Isaac Regional Council prior to the commencement of the operational works.
160. This approval should not be taken to mean that the drawings have been checked in detail and the Isaac Regional Council accepts no responsibility for the survey information, the design or for the accuracy of any information

or detail contained in the drawings and specifications. The approval is issued with reliance upon the Engineer's certification and that any aspect of the design not specified by the Council policy has been undertaken with due professional diligence to accepted industry standards.

161. The Isaac Regional Council's approval of the design is not an approval to enter into private property or easements to undertake works. Separate approval is to be obtained from all Property Owners before entering the private property and written confirmation of the Property Owner's approval of the completed works within their property is to be submitted to the Council.
162. Traffic control shall be provided for all works within a public road in accordance with Queensland Department of Main Roads - Manual of Uniform Traffic control Devices Part 3 (Work on Roads) and Main Roads Specification (MRS 02) Provision for Traffic.
163. All works shall be undertaken to comply with the provisions of the *Workplace Health and Safety Act 1995*.
164. The costs of all development works, including any necessary alteration or relocation of services, public utility mains or installations, shall be borne by the Developer whose responsibility it shall be to ascertain the exact location of these services prior to commencement of work.
165. The Site Superintendent will provide site engineering supervision and issue the RPEQ certified Statement of Compliance of completed works confirming that all necessary inspection, testing has been carried out during the works and compliance with the design and specifications.

WATER

166. Water Reticulation and connection will be undertaken in WSA 03 – 2002 Water Supply Code of Australia.
167. Water infrastructure will constructed in accordance with the approved engineering drawings.

SEWER

168. Water Reticulation and connection will be undertaken in WSA 02 – 2002 Sewerage Code of Australia.

169. Sewerage infrastructure will be constructed in accordance with the approved engineering drawings.

ROADS, FOOTPATHS AND ACCESS

170. All works shall be carried out in accordance with the Construction Village Site Based Stormwater Management Plan and the Infrastructure Servicing Plan and the approved Engineering Drawings.

STORMWATER

171. All reasonable methods are to be used to prevent:
- adverse affects external to the subject site arising from any increase in velocity, volume and/or redirection of flow.
 - increase in the duration of inundation outside the site where such increased inundation could cause loss or damage.
172. All works shall be carried out in accordance with the Construction Village Site Based Stormwater Management Plan and Infrastructure Servicing Plan and the approved Engineering Drawings.

BULK EARTHWORKS

173. All works shall be carried out in accordance with the Construction Village Site Based Stormwater Management Plan and the Infrastructure Servicing Plan and the approved Engineering Drawings.
174. All reasonable methods are to be used to reduce nuisance from dust, noise, vibration and material tracked onto public roads from hauling and filling operations in accordance with Council's Bylaws/Local Laws.
175. All batters are to be stabilised within 10 days of the completion of bulk earthworks. Stabilisation techniques may include hydro mulching, returfing and erosion resistant blankets etc.

SEDIMENT AND EROSION CONTROL

176. Sediment and Erosion control measures shall be undertaken in accordance with Best Practice Erosion and Sediment Control Guidelines published by the International Erosion Control Association, Nov 2008.

177. Appropriate measures shall be undertaken to prevent any scouring on site from stormwater flows resulting from the development works. The Applicant shall be responsible for and undertake any works necessary to rectify and prevent any further scouring of the land until the site has been stabilised.
178. A shake down area shall be provided at all accesses to prevent the tracking of material onto the roadway by construction traffic.
179. The surrounding carriageways are to be kept clean of any material carried onto the roadway by construction vehicles from the site.

ENVIRONMENTAL MANAGEMENT

180. Any damage to property (including pavement damage) is to be rectified to the satisfaction of Council or the applicable authority prior to the issuing of the certificate of practical completion.

PRACTICAL COMPLETION

181. Immediately after completion of the works associated with this approval, Council shall be notified.

End Schedule 1 Conditions

Schedule 2 - Approved Plans and Documents – PA11050

Carry out the development generally in accordance with the plans referred to below.

Reference	Title/Name	Author	Date
PHCVM03-7311-CC-DG-2802	Overall Surface Finishes Plan	RPS	November 2010
PHCVM03-7311-CC-DG-2803	Surface Finishes Plan 1 of 40	RPS	November 2010
PHCVM03-7311-CC-DG-2804	Surface Finishes Plan 2 of 40	RPS	November 2010
PHCVM03-7311-CC-DG-2805	Surface Finishes Plan 3 of 40	RPS	November 2010
PHCVM03-7311-CC-DG-2806	Surface Finishes Plan 4 of 40	RPS	November 2010
PHCVM03-7311-CC-DG-2807	Surface Finishes Plan 5 of 40	RPS	November 2010
PHCVM03-7311-CC-DG-2808	Surface Finishes Plan 6 of 40	RPS	November 2010
PHCVM03-7311-CC-DG-2809	Surface Finishes Plan 7 of 40	RPS	November 2010
PHCVM03-7311-CC-DG-2810	Surface Finishes Plan 8 of 40	RPS	November 2010
PHCVM03-7311-CC-DG-2811	Surface Finishes Plan 9 of 40	RPS	November 2010
PHCVM03-7311-CC-DG-2812	Surface Finishes Plan 10 of 40	RPS	November 2010
PHCVM03-7311-CC-DG-2813	Surface Finishes Plan 11 of 40	RPS	November 2010
PHCVM03-7311-CC-DG-2814	Surface Finishes Plan 12 of 40	RPS	November 2010
PHCVM03-7311-CC-DG-2815	Surface Finishes Plan 13 of 40	RPS	November 2010
PHCVM03-7311-CC-DG-2816	Surface Finishes Plan 14 of 40	RPS	November 2010
PHCVM03-7311-CC-DG-2817	Surface Finishes Plan 15 of 40	RPS	November 2010
PHCVM03-7311-	Surface Finishes	RPS	November 2010

Reference	Title/Name	Author	Date
CC-DG-2818	Plan 16 of 40		
PHCVM03-7311- CC-DG-2819	Surface Finishes Plan 17 of 40	RPS	November 2010
PHCVM03-7311- CC-DG-2820	Surface Finishes Plan 18 of 40	RPS	November 2010
PHCVM03-7311- CC-DG-2821	Surface Finishes Plan 19 of 40	RPS	November 2010
PHCVM03-7311- CC-DG-2822	Surface Finishes Plan 20 of 40	RPS	November 2010
PHCVM03-7311- CC-DG-2823	Surface Finishes Plan 21 of 40	RPS	November 2010
PHCVM03-7311- CC-DG-2824	Surface Finishes Plan 22 of 40	RPS	November 2010
PHCVM03-7311- CC-DG-2825	Surface Finishes Plan 23 of 40	RPS	November 2010
PHCVM03-7311- CC-DG-2826	Surface Finishes Plan 24 of 40	RPS	November 2010
PHCVM03-7311- CC-DG-2827	Surface Finishes Plan 25 of 40	RPS	November 2010
PHCVM03-7311- CC-DG-2828	Surface Finishes Plan 26 of 40	RPS	November 2010
PHCVM03-7311- CC-DG-2829	Surface Finishes Plan 27 of 40	RPS	November 2010
PHCVM03-7311- CC-DG-2830	Surface Finishes Plan 28 of 40	RPS	November 2010
PHCVM03-7311- CC-DG-2831	Surface Finishes Plan 29 of 40	RPS	November 2010
PHCVM03-7311- CC-DG-2832	Surface Finishes Plan 30 of 40	RPS	November 2010
PHCVM03-7311- CC-DG-2833	Surface Finishes Plan 31 of 40	RPS	November 2010
PHCVM03-7311- CC-DG-2834	Surface Finishes Plan 32 of 40	RPS	November 2010
PHCVM03-7311- CC-DG-2835	Surface Finishes Plan 33 of 40	RPS	November 2010
PHCVM03-7311- CC-DG-2836	Surface Finishes Plan 34 of 40	RPS	November 2010

Reference	Title/Name	Author	Date
PHCVM03-7311- CC-DG-2837	Surface Finishes Plan 35 of 40	RPS	November 2010
PHCVM03-7311- CC-DG-2838	Surface Finishes Plan 36 of 40	RPS	November 2010
PHCVM03-7311- CC-DG-2839	Surface Finishes Plan 37 of 40	RPS	November 2010
PHCVM03-7311- CC-DG-2840	Surface Finishes Plan 38 of 40	RPS	November 2010
PHCVM03-7311- CC-DG-2841	Surface Finishes Plan 39 of 40	RPS	November 2010
PHCVM03-7311- CC-DG-2842	Surface Finishes Plan 40 of 40	RPS	November 2010
PHCVM03-7311- CC-DG-2843	PA1 Planting Plan 1 of 23	RPS	November 2010
PHCVM03-7311- CC-DG-2844	PA1 Planting Plan 2 of 23	RPS	November 2010
PHCVM03-7311- CC-DG-2845	PA1 Planting Plan 3 of 23	RPS	November 2010
PHCVM03-7311- CC-DG-2846	PA1 Planting Plan 4 of 23	RPS	November 2010
PHCVM03-7311- CC-DG-2847	PA1 Planting Plan 5 of 23	RPS	November 2010
PHCVM03-7311- CC-DG-2848	PA1 Planting Plan 6 of 23	RPS	November 2010
PHCVM03-7311- CC-DG-2849	PA1 Planting Plan 7 of 23	RPS	November 2010
PHCVM03-7311- CC-DG-2850	PA1 Planting Plan 8 of 23	RPS	November 2010
PHCVM03-7311- CC-DG-2851	PA1 Planting Plan 9 of 23	RPS	November 2010
PHCVM03-7311- CC-DG-2852	PA1 Planting Plan 10 of 23	RPS	November 2010
PHCVM03-7311- CC-DG-2853	PA1 Planting Plan 11 of 23	RPS	November 2010
PHCVM03-7311- CC-DG-2854	PA1 Planting Plan 12 of 23	RPS	November 2010
PHCVM03-7311-	PA1 Planting Plan	RPS	November 2010

Reference	Title/Name	Author	Date
CC-DG-2855	13 of 23		
PHCVM03-7311- CC-DG-2856	PA1 Planting Plan 14 of 23	RPS	November 2010
PHCVM03-7311- CC-DG-2857	PA1 Planting Plan 15 of 23	RPS	November 2010
PHCVM03-7311- CC-DG-2858	PA1 Planting Plan 16 of 23	RPS	November 2010
PHCVM03-7311- CC-DG-2859	PA1 Planting Plan 17 of 23	RPS	November 2010
PHCVM03-7311- CC-DG-2860	PA1 Planting Plan 18 of 23	RPS	November 2010
PHCVM03-7311- CC-DG-2861	PA1 Planting Plan 19 of 23	RPS	November 2010
PHCVM03-7311- CC-DG-2862	PA1 Planting Plan 20 of 23	RPS	November 2010
PHCVM03-7311- CC-DG-2863	PA1 Planting Plan 21 of 23	RPS	November 2010
PHCVM03-7311- CC-DG-2864	PA1 Planting Plan 22 of 23	RPS	November 2010
PHCVM03-7311- CC-DG-2865	PA1 Planting Plan 23 of 23	RPS	November 2010
PHCVM03-7311- CC-DG-2866	PA1 Planting Area Plan 1 of 1	RPS	November 2010
PHCVM03-7311- CC-DG-2867	PA2 Planting Plan 1 of 1	RPS	November 2010
PHCVM03-7311- CC-DG-2868	PA3 Swale Planting Plan 1 of 1	RPS	November 2010
PHCVM03-7311- CC-DG-2869	PA5 Bioretention Planting Plan 1 of 1	RPS	November 2010
PHCVM03-7311- CC-DG-2870	Advanced Screen Planting Plan 1 of 1	RPS	August 2011
PHCVM03-7311- CC-DG-2871	Landscape Details 1 of 2	RPS	November 2010
PHCVM03-7311- CC-DG-2872	Landscape Details 2 of 2	RPS	November 2010

End Schedule 2