

Your reference
Our reference 2570/2006/MAMC/C:SH
Contact Officer Sally Holznagel
Telephone (07) 3810 7854



Ipswich City Council

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Resiprop Pty Ltd
C/- LandPartners Pty Ltd
(Attn: Ryan Trussler or Graham Williams)
Email: applications@landpartners.com.au

17 March 2025

Dear Ryan or Graham

Re: Decision Notice for Change Application to a Development Approval
Application No: 2570/2006/MAMC/C
Proposal: Minor Change - Preliminary Approval to Override the Planning Scheme Pursuant to Section 3.1.6 of the *Integrated Planning Act 1997* for Material Change of Use – Residential Low Density Purposes, Rural Living Purposes, Recreation Purposes and Special Uses Purposes in accordance with a master plan
Property Location: 116-162 Grieves Road, 148-174 and 176-200 Raysource Road, HAIGSLEA QLD 4306, 213 Taylors Road, WALLOON QLD 4306

I refer to the change application made under section 78 of the *Planning Act 2016*, received by Council on 17 January 2025 for a minor change to Application Number 2570/2006/CA, that was originally approved by Council on 17 September 2009 for land situated at 116-162 Grieves Road, 148-174 and 176-200 Raysource Road, Haigslea QLD 4306, 213 Taylors Road, Walloon QLD 4306 and described as Lot 2 RP 35680, Lot 3 RP 35680, Lot 4 RP 35680, Lot 329 CH 31264.

I wish to advise that the change application has been approved by Development Assessment Central Manager on 17 March 2025 as follows:

Nature of Changes:

Nature of Change	Decision
Approval Details	To remain unchanged
Condition 2 – Residential Low Density Zone	To be amended
Condition 5 – Site Development	To be amended
Condition 14 – Master Plan	To be amended

Enclosed with this letter is the amended Development Approval, including:

- Assessment Manager's Conditions
- Approved Plans
- Referral Agency Responses
- Infrastructure Charges Notice
- Appeal Rights

To avoid any doubt, please note that this approval commences from the date the original development approval started to have effect.

If you have any queries regarding this Change Application Decision Notice, please contact Sally Holznagel on the telephone number listed above.

Yours faithfully

Michael Simmons
DEVELOPMENT ASSESSMENT CENTRAL MANAGER

ATTACHMENT A – CHANGED APPLICATION DECISION NOTICE

Approval Details:

Proposal	Development	Decision	Approval Type
Preliminary Approval to Override the Planning Scheme Pursuant to Section 3.1.6 of the <i>Integrated Planning Act 1997</i> - Residential Low Density Purposes, Rural Living Purposes, Recreation Purposes and Special Uses Purposes in accordance with a master plan	Making a Material Change of Use of Premises	Approved	Preliminary Approval.

Further Related Approvals Required

Further Related Approvals, as required by the *Integrated Planning Act 1997*, shall be obtained in respect of any Material Change of Use and Reconfiguration in relation to this approval before any such works are commenced.

*Conditions**Assessment Manager (Ipswich City Council)*

Conditions applicable to this approval under Integrated Planning Act:

Preliminary Approval to Override the Planning Scheme Pursuant to Section 3.1.6 of the *Integrated Planning Act 1997* - Residential Low Density Purposes1. Basis of Approval

Subject to these conditions, the facts and circumstances set out in the application and all relevant Council Local Laws and/or Planning Scheme Policies shall be adhered to.

2. Residential Low Density Zone

Land identified as Residential Low Density on zoning plan reference BRSS7381-000-69-2, Prepared by LandPartners Pty Ltd and dated 5 March 2020 shall be developed in accordance with the *Ipswich Planning Scheme 2006* (current as at 29 February 2024) applicable to the Residential Low Density (RL2) Zone, ~~and~~ the Master Plan, Drawing Number BRSS7381.000.57.36, prepared by Landpartners Pty Ltd and dated 30 November 2023 and Plan of Development, Drawing Number BRSS7381-000-271-3 prepared by Landpartners Pty Ltd and dated 5 March 2025.

3. Rural C: Rural Living Zone

The land identified as Rural C on zoning plan reference BRSS7381-000-69-2, Prepared by LandPartners Pty Ltd and dated 5 March 2020 is to be developed in accordance with the *Ipswich Planning Scheme 2006* (current as at 29 February 2024) with the exception of Development for Single Residential Uses which shall be Code Assessable Development in accordance with the following Assessment Table:

Assessment Categories and Relevant Assessment Criteria for Rural C: Rural Living Zone – Making Material Change of Use

Column 1 Defined use or class ¹	Column 2 Assessment Category ²	Column 3 Relevant assessment criteria – applicable code if development is self assessable or requires code assessment ³
Single Residential	Code Assessable	Overlays Code (Part 11, Division 4) Residential Code (Part 12, Division 6) Rural Areas Code (Part 10) – particularly the specific outcomes for the Rural C (Rural Living) Zone (division 6)

¹ See Schedule 1 (Dictionary, division 1 (defined uses and use classes)

² Assessment categories may also be affected by overlays. See overlay maps to determine whether the land is affected

³ For impact assessable development, 'relevant assessment criteria' are provided to assist the preparation of an application and in no way affect the regard given to the planning scheme as a whole in accordance with Section 3.5.5 of the IPA

4. Recreation Zone

The Land identified in green on zoning plan reference BRSS7381-000-69-2, Prepared by LandPartners Pty Ltd and dated 5 March 2020 is to be identified as Recreation Zone in accordance with the Ipswich Planning Scheme.

5. Site Development

Any future development of the subject site shall be undertaken generally in accordance with the Ipswich Planning Scheme 2006 (current as at 29 February 2024). In particular, development must occur in accordance with zoning plan reference BRSS7381-000-69-2, Prepared by LandPartners Pty Ltd and dated 5 March 2020 and the Master Plan, Drawing Number BRSS7381.000.57.36, prepared by Landpartners and dated 30 November 2023 and Plan of Development, Drawing Number BRSS7381-000-271-3 prepared by Landpartners Pty Ltd and dated 5 March 2025, subject to the following requirements:

- (a) Part 4 Division 5: Residential Low Density Zone including the relevant table of development
- (b) Part 4 Division 17: Recreation Zone including the relevant table of development
- (c) Part 4 Division 20: Special Uses Zone including the relevant table of development
- (d) Any applicable development codes

- (e) Conditions 2, 3 and 4 above

6. Contributions

Infrastructure contributions shall be imposed in accordance with Council's Infrastructure Contributions Rates and Policies applicable at the time of submission of a development application for future development pursuant to this Preliminary Approval.

7. Further Development Approvals

Any application for development determined pursuant to this Preliminary Approval shall demonstrate compliance with the conditions of this approval and the Development Codes and Planning Scheme Policies contained within the *Ipswich Planning Scheme 2006* (current as at 29 February 2024) unless specified otherwise in this Preliminary Approval.

Such development will be subject to the level of assessment in accordance with this approval. Where there is an inconsistency between the *Ipswich Planning Scheme 2006* (current as at 29 February 2024) and the terms and conditions of this Development Approval, the terms and conditions of the Development Approval prevail.

8. Code and Impact Assessable Development

Any application for code and / or impact assessable development determined pursuant to this Preliminary Approval shall demonstrate compliance with this Preliminary Approval and the relevant *Ipswich Planning Scheme 2006* (current as at 29 February 2024) Zone Codes, Development Codes and Planning Scheme Policies (pursuant to the *Integrated Planning Act 1997*) unless specified otherwise in this Preliminary Approval.

9. Effect of the Preliminary Approval

It should be noted that in accordance with section 3.5.28 of the *Integrated Planning Act 1997*, this approval relates only to Lot 2 on RP35680, Lot 3 on RP 35680, Lot 4 on RP 35680 and Lot 329 on CH31264. The Preliminary Approval does not change the Level of Assessment, the Assessment Process, or the Planning Scheme designation of land not included in this Preliminary Approval (i.e. land which owners consent has not been included).

10. Compliance with Conditions

All conditions shall be completed to the satisfaction of the Development Planning Manager.

11. Minor Alterations

Notwithstanding the requirements detailed in this approval, any other minor alterations and/or modifications acceptable to the Development Manager will suffice.

12. When Preliminary Approval Takes Effect

This preliminary approval has effect in accordance with the provisions of Section 3.5.19 of the *Integrated Planning Act 1997* as follows:

- (a) If the Applicant does not appeal the decision to the court - when the submitter's appeal period ends; or
- (b) If an appeal is made to the court - subject to the decision of the court, when the appeal is finally decided.

13. When Preliminary Approval Lapses

The relevant period for this approval, in accordance with Section 3.5.21 (1) (b) of the *Integrated Planning Act 1997*, is ten (10) years from the day the approval takes effect.

14. Master Plan

The applicant must undertake the development generally in accordance with the following approved plans, supporting materials and documents:

TABLE OF PLANS

Plan No	Description & Revision No.	Prepared By	Date	Amendments Required
BRSS7381.000.57.36	Master Plan	LandPartners Pty Ltd	30/11/2023	-
BRSS7381-000-271-3	Plan of Development	LandPartners Pty Ltd	05/03/2025	-

TABLE OF SUPPORTING MATERIALS

Document No.	Description & Revision No.	Prepared By	Date	Amendments Required
9883R01V01.docx	Highland Walloon Subdivision Air Assessment - Letter	ASK Acoustics & Air Quality	25/11/2019	-
9883R02V01.docx	Highland Walloon Subdivision Air [Noise] Assessment - Letter	ASK Acoustics & Air Quality	25/11/2019	-
2106-22924 SRA	Referral Agency Conditions – Operational Work for assessable waterway barrier works	Qld Government	10/09/2021	-
30032066	Flood and Stormwater Management Plan Revision 4	SMEC	30/08/2023	-
CBMP	Conceptual Bushland Management Plan included in Attachment 3 of Response to Further	28°S Environmental	06/09/2023	-

	Issues (Conditions 14(d), (k) and (l))			
30032066-MP-101	Overall Bulk Earthworks Layout Plan Revision 05	SMEC	07/12/2023	-
30032066-MP-201	Road Hierarchy Layout Plan Revision 05	SMEC	07/12/2023	-
30032066-MP-202	Road Cross Sections Revision 4	SMEC	7/12/2023	-
30032066-MP-203	Overall Footpath Layout Plan Revision 05	SMEC	07/12/2023	-
30032066-MP-301	Overall Stormwater Strategy Layout Plan Revision 05	SMEC	07/12/2023	-
60585931-LSMP-0002	Open Space Master Plan Sheets 1 and 2 of 2, Issue K	AECOM	06/12/2023	-
620.13562.00000	Further Updated Visual Assessment Statement, Revision A	SLR Consulting Australia	06/09/2023	-
Traffic Report 18S59.16.SAH	Highland Estate Walloon Master Plan Traffic Report	HTC Holland Traffic Consulting	6/09/2023	-

15. Traffic and Transport

The development is to provide for a road hierarchy and road cross sections generally in accordance with the Road Hierarchy Layout Plan 30032066-MP-201 Revision 05 prepared by SMEC and dated 7 December 2023, the Road Hierarchy Typical Cross Sections Plan 30032066-MP-202 Revision 04 prepared by SMEC and dated 7 December 2023 and Appendix D (Residential Streets 'Summary of Probable Solutions') of Part 12, Division 5 – Reconfiguring a Lot Code of the Ipswich Planning Scheme 2006 (as at 29 February 2024).

16. Parks and Open Space

The development is to provide parks and open space generally in accordance with the Open Space Master Plan Sheets 1 and 2 of 2, Issue K prepared by AECOM and dated 6 December 2023.

17. Flooding

The development is to provide flood management generally in accordance with the Flood and Stormwater Management Plan Number 30032066 Revision 4 prepared by SMEC and dated 30 August 2023. Any future Reconfiguring a lot application must be accompanied by RPEQ certification to confirm compliance with the approved Flood and Stormwater Management Plan.

18. Stormwater Quantity Management

The development is to provide stormwater quantity management generally in accordance with the Flood and Stormwater Management Plan Number 30032066 Revision 4 prepared by SMEC and dated 30 August 2023. Any future Reconfiguring a lot application must be accompanied by RPEQ certification to confirm compliance with the approved Flood and Stormwater Management Plan.

19. Stormwater Quality

The development is to provide stormwater quality management generally in accordance with the Flood and Stormwater Management Plan Number 30032066 Revision 4 prepared by SMEC and dated 30 August 2023. Any future Reconfiguring a lot application must be accompanied by RPEQ certification to confirm compliance with the approved Stormwater Management Plan.

20. Geotechnical Assessment

All development works for this site must be carried out generally in accordance with the recommendations of technical memoranda, 30032066-TM-001 Revision 1, titled Highland Walloon Masterplan Conditions 14I prepared by SMEC and dated 31 August 2023 and 30032066-TM-002 Revision 1 titled Highland Walloon Masterplan Conditions 14H & 14J prepared by SMEC and dated 28 August 2023. Development works must also reflect the recommendations of all reports referenced in the aforementioned technical memoranda.

Subsequent Reconfiguring a Lot applications must be accompanied by individual geotechnical assessments specific to the respective development stage.

21. Earthworks

All earthworks for this site must be carried out generally in accordance with the recommendations of technical memoranda, 30032066-TM-001 Revision 1, titled Highland Walloon Masterplan Conditions 14I prepared by SMEC and dated 31 August 2023 and 30032066-TM-002 Revision 1 titled Highland Walloon Masterplan Conditions 14H & 14J prepared by SMEC and dated 28 August 2023.

In addition, and unless otherwise approved in writing by the Assessment Manager, retaining walls required as part of subsequent development applications must not exceed:

- (a) 3m in height where along rear boundaries;
- (b) 2m in height where along side boundaries;
- (c) 1m in height where facing internal roads; and
- (d) 1.5m where facing open space or linear parks.

Note: additional landscaping/materials/surface treatments may be required for retaining walls in order to achieve an appropriate visual amenity outcome. This can be resolved as part

of the assessment of a subsequent Reconfiguring a Lot applications where further information is available in relation to wall heights and locations.

22. Bushland Management Plan

The applicant must retain and rehabilitate the Environmental Corridor generally in accordance with Master Plan Drawing Number BRSS7381.000.57.36, prepared by LandPartners Pty Ltd and dated 30 November 2023 and Bushland Management Plan, Conceptual Bushland Management Plan included in Attachment 3 of Response to Further Issues (Conditions 14(d), (k) and (l), prepared by 28°S Environmental and dated 6/09/2023.

No civil works are permitted within the Brigalow TEC and 10m buffer as denoted on the 28 South Environmental Bushland Management Plan and approved Master Plan. All civil works within the Environment Corridor are to be limited to necessary waterway rehabilitation works as approved by the Department of Agriculture and Fisheries (SARA Reference: 2106-22924 SRA dated 10 September 2021); or, where necessary for stormwater management, bio basins, road crossings and linear park.

The applicant must submit a Rehabilitation Staging Plan for drainage and Brigalow areas to Council prior to the commencement of Stage 3. This staging plan will also identify the process for dedication of the drainage corridor through the middle of the site. The applicant must remove all cattle and agricultural activities from the Environmental Corridor prior to the commencement of any civil works. The applicant must undertake early weed removal throughout the Environmental Corridor to promote active natural regeneration where works will not result in the exposure of bare soil or lead to erosion. Temporary fencing to demarcate the environmental corridor is to be erected prior to the commencement of civil works.

The Applicant must submit specific staged based Rehabilitation Management Plans (RMP) for Council's approval in conjunction with the Reconfiguring a Lot application for each subsequent stage adjoining the above corridor. Staged based Rehabilitation Management Plans must be consistent with Council's requirements as set out in section 3.1.1A(4) of Planning Scheme Policy 3 of the *Ipswich Planning Scheme 2006* (current as at 29 February 2024), and be generally in accordance with the Bushland Management Plan prepared by 28°S Environmental.

Each staged plan must be prepared by a suitably qualified professional experienced in reconstructing natural waterways and ecological restoration. The RMP must include:

- (a) an appropriately scaled plan which clearly identifies the location and type of works proposed including proposed planting and revegetation and the retention and protection of trees and vegetation. Each staged RMP must clearly outline:
 - (i) The general location and types of weed management (noting this changes over time), regeneration, planting, soil improvement and mulching works;
 - (ii) Reuse of rocks, logs and habitat features from cleared areas (including reuse of large logs with intact rootballs to assist with in-stream habitat);
 - (iii) Rehabilitation and stabilisation works associated with the fauna movement requirements;

- (iv) Detailed rehabilitation and stabilisation works for all areas disturbed including waterway low flow channel surface treatment and planting works required to achieve in-stream velocities consistent with Condition 17 – Flooding and the vegetated natural channel design fish habitat outcomes required by SARA Operational Work for assessable waterway barrier works approval (2106-22924 SRA);
- (v) Details and design of remedial works to the waterway and corridor where the waterway low flow channel is proposed to be retained (including at the upstream interface);
- (vi) Details of stabilisation works around any concentrated flow points from the development to the retained waterway, including stormwater outlets and waterway crossings demonstrating maximum velocities are appropriate to the local site conditions and consistent with SARA Operational Work for assessable waterway barrier works approval (2106-22924 SRA);
- (b) Reporting and review mechanisms, and documentation standards to demonstrate compliance with the plan;
- (c) Impact avoidance, mitigation and/or repair measures, and their timing, including but not limited to fauna management and staged land management; and
- (d) A monitoring program to align with the proposed success criteria and goals of the rehabilitation works.

Note: the Bushland Management Plan is to be generally in accordance with the conditions of this and any subsequent approval.

23. Visual Impact

Pursuant to the Further Updated Visual Assessment Statement, Revision A prepared by SLR Consulting Australia and dated 6 September 2023, subsequent Reconfiguring a Lot applications for Stages 16-19, 21, 22, 24, 25 and 27-28 must include details on how future houses on relevant lots will be lawfully restricted to single-storey only in order to ensure compliance with the requirements of the Ipswich Planning Scheme 2006 (as at 29 February 2024), this approval and the Further Updated Visual Assessment Statement.

Concurrence Agency

Conditions applicable to this approval imposed by the following Concurrence Agencies:

1. The Department of Main Roads is a concurrence agency with regard to this development approval. The attached concurrence agency response, dated 29 April 2009, forms part of this Decision Notice.
2. Queensland Transport is a concurrence agency with regard to this development approval. The attached concurrence agency response, dated 6 December 2006, forms part of this Decision Notice.
3. The Department of Infrastructure and Planning (formerly the Office of Urban Management) is a concurrence agency with regard to this development approval. The attached concurrence agency response, dated 17 July 2006, forms part of this Decision Notice.

Advice

*The following advices are offered for your information only
and should not be viewed as mandatory conditions of this approval.*

Assessment Manager (Ipswich City Council)

1. Flooding

The subject site is affected by local and regional flooding events. Council is in the process of engaging consultants to undertake a regional flooding assessment in order to determine mitigation measures for the region. In the context of the proposed development, it is strongly recommended that the developer consider jointly partnering with the Engineering Services Department of Ipswich City Council in order to provide a consistent regional and local stormwater solution. For more information, please contact Engineering Services on (07) 3810 7822.

2. SEQ Climate Change Management Plan

It is desirable that the SWMP considers the effect of Climate Change as detailed in the draft Queensland State Government Document "SEQ Climate Change Management Plan" and accommodate the outcomes of this exercise where possible. It is likely in the future (projected to be in the last quarter of 2009) that these requirements will become mandatory.

3. Trunk Infrastructure

Infrastructure Credits may be applicable for trunk works in accordance with Planning Scheme Policy 5: Infrastructure. An Infrastructure Agreement may be necessary to secure Infrastructure Credits in accordance with Planning Scheme Policy 5: Infrastructure (Division 11 - Infrastructure Agreements). Works subject to credits must be in accordance with Planning Scheme Policy 5: Infrastructure and the relevant support documents to the Planning Scheme Policy.

4. Non-Trunk Infrastructure

There are numerous non-trunk works requirements associated with this proposal which may benefit other surrounding developments. It is strongly suggested that the Developer liaise with surrounding Developers / landowners to investigate the ability to share the cost of these works. Council may not facilitate the sharing of construction costs outside of those associated with item 2: Trunk Infrastructure (above).

There was one (1) properly made submission received with respect to this application. Details of the submitter are as follows:

Mt Marrow Blue Metal Quarries Pty Ltd
(Att: Rohan Cox)
PO Box 21
GOODNA QLD 4300

APPEAL RIGHTS

Applicant appeal rights

You have appeal rights in relation to this decision. An appeal may be made against a responsible entity's decision for a change application.

An appeal must be started within 20 business days after this notice is given to you.

An appeal may be made to the Planning and Environment Court or, for certain matters which are identified in section 1(2) of Schedule 1 of the *Planning Act 2016*, to a development tribunal.

An appeal is started by lodging a notice of appeal with the registrar of the Planning and Environment Court or a development tribunal, as applicable. The notice of appeal must be in the approved form, succinctly state the grounds of the appeal and be accompanied by the required fee.

An appellant to the Planning and Environment Court must give a copy of the notice of appeal, within 10 business days after the appeal is started, to the persons identified in section 230(3) of the *Planning Act 2016*. A person who is appealing to the Planning and Environment Court must comply with the rules of the court that apply to the appeal.

Chapter 6, Part 1 and Schedule 1 of the *Planning Act 2016* sets out further information about appeal rights. Attached is an extract from the *Planning Act 2016* about appeal rights.

Concurrence/Advice agency appeal rights

If this notice is given to a concurrence agency or advice agency, other than the chief executive under the *Planning Act 2016* that gave a pre-request response or response notice:

You have appeal rights against the decision for a change application if you are an affected entity that gave a pre-request response notice or response notice for the change application.

An appeal must be started within 20 business days after this notice is given to you.

An appeal may be made to the Planning and Environment Court or, for certain matters which are identified in section 1(2) of Schedule 1 of the *Planning Act 2016*, to a development tribunal.

An appeal is started by lodging a notice of appeal with the registrar of the Planning and Environment Court or a development tribunal, as applicable. The notice of appeal must be in the approved form, succinctly state the grounds of the appeal and be accompanied by the required fee.

An appellant to the Planning and Environment Court must give a copy of the notice of appeal, within 10 business days after the appeal is started, to the persons identified in section 230(3) of the *Planning Act 2016*. A person who is appealing to the Planning and Environment Court must comply with the rules of the court that apply to the appeal.

Chapter 6, Part 1 and Schedule 1 of the *Planning Act 2016* sets out further information about appeal rights. Attached is an extract from the *Planning Act 2016* about appeal rights.

If this notice is given to an advice agency which requested that its referral agency response be treated as a properly made submission:

You have appeal rights in relation to this decision if you are an eligible advice agency. An appeal may be made against, as applicable, a provision of a development approval, or failure to include a provision in the development approval, to the extent the matter relates to:

- any part of the change application that required impact assessment; or
- a variation request.

An appeal must be started within 20 business days after this notice is given to you.

An appeal may be made to the Planning and Environment Court.

An appeal is started by lodging a notice of appeal with the registrar of the Planning and Environment Court. The notice of appeal must be in the approved form, succinctly state the grounds of the appeal and be accompanied by the required fee.

An appellant to the Planning and Environment Court must give a copy of the notice of appeal, within 2 business days after the appeal is started, to the persons identified in section 230(3) of the *Planning Act 2016*. A person who is appealing to the Planning and Environment Court must comply with the rules of the court that apply to the appeal.

Chapter 6, Part 1 and Schedule 1 of the *Planning Act 2016* sets out further information about appeal rights. Attached is an extract from the *Planning Act 2016* about appeal rights.

Submitter appeal rights

You have appeal rights in relation to this decision if you are an eligible submitter. An appeal may be made against, as applicable, the decision to approve the change application, a provision of a development approval, or failure to include a provision in the development approval, to the extent the matter relates to:

- any part of the development approval or change application that required impact assessment; or
- a variation request.

An appeal must be started within 20 business days after this notice is given to you.

An appeal may be made to the Planning and Environment Court.

An appeal is started by lodging a notice of appeal with the registrar of the Planning and Environment Court. The notice of appeal must be in the approved form, succinctly state the grounds of the appeal and be accompanied by the required fee.

An appellant to the Planning and Environment Court must give a copy of the notice of appeal, within 2 business days after the appeal is started, to the persons identified in section 230(3) of the *Planning Act 2016*. A person who is appealing to the Planning and Environment Court must comply with the rules of the court that apply to the appeal.

Chapter 6, Part 1 and Schedule 1 of the *Planning Act 2016* sets out further information about appeal rights. Attached is an extract from the *Planning Act 2016* about appeal rights.