

Your reference
Our reference 11147/2022/OW
Contact Officer Frank Fan
Telephone 07 3810 7823



Ipswich City Council

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SMEC Australia Pty Ltd
Alex.Camardi@smec.com

11 March 2024

Dear Sir/Madam

Re: Development Application – Approval
Application Number: 11147/2022/OW
Proposal: Road work, Stormwater, Drainage work, Earthworks, Signage and Clearing vegetation - Highland Estate Stage 1A
Property Location: 197 Taylors Road, WALLOON QLD 4306, 213 Taylors Road, WALLOON QLD 4306, 246 Taylors Road, WALLOON QLD 4306, 116-162 Grieves Road, HAIGSLEA QLD 4306, 148-174 Raysource Road, HAIGSLEA QLD 4306, 176-200 Raysource Road, HAIGSLEA QLD 4306

I refer to the above development application which was decided on 11/03/2024.

Enclosed with this letter is:

Decision Notice, including:

- Attachment A – Assessment Manager's Conditions
- Attachment B – Approved Plans
- Appeal Rights

If you have any queries regarding this development application, please contact Frank Fan on the telephone number listed above.

Yours faithfully

Amit Giri
ENGINEERING DELIVERY WEST MANAGER

Our Reference 11147/2022/OW
Contact Officer Frank Fan
Telephone 07 3810 7823



DECISION NOTICE APPROVAL

(Given under section 63(2) of the *Planning Act 2016*)

Decision notice date: 11 March 2024

Applicant details

Applicant name: SMEC Australia Pty Ltd
Applicants contact details: Alex.Camardi@smec.com

Application details

Application number: 11147/2022/OW
Approval sought: Operational Works
Details of proposed development: Road work, Stormwater, Drainage work, Earthworks and Clearing vegetation - Highland Estate Stage 1A
Date application received: 7 November 2022

Site details

Street address: 197 Taylors Road, WALLOON QLD 4306, 213 Taylors Road, WALLOON QLD 4306, 246 Taylors Road, WALLOON QLD 4306, 116-162 Grieves Road, HAIGSLEA QLD 4306, 148-174 Raysource Road, HAIGSLEA QLD 4306, 176-200 Raysource Road, HAIGSLEA QLD 4306
Real property description: Lot 555 M 33493, Lot 329 CH 31264, Lot 100 SP 205020, Lot 2 RP 35680, Lot 4 RP 35680, Lot 3 RP 35680

Decision

Date of decision: 11/03/2024
Decision Authority: **ENGINEERING DELIVERY WEST MANAGER**

1. Decision Details

Development	Road work, Stormwater, Drainage work, Earthworks, Signage and Clearing vegetation - Highland Estate Stage 1A
Approval Type	Development Permit
Decision	Approved in full subject to the conditions set out in Attachment A
Currency Period	Two (2) Years

2. Conditions of Assessment Manager (Ipswich City Council)

Refer to Attachment A for Assessment Manager conditions.

3. Referral Agencies

Not applicable to this decision.

4. Approved Plans Specifications and Drawings

The approved plans, specifications and drawings for this development approval are the plans and documents referred to in the table below (including the amendments that are required to be made to those plans and documents). Where the amended version of the plans and documents referred to in the table below have been approved by the Assessment Manager, the amended version of those plans and documents.

The plans referenced below are included as Attachment B of this Decision Notice.

APPROVED PLANS				
Plan No	Description & Revision No.	Prepared By	Date	Amendments Required
30032066-01A-100-Rev02	General Cover Sheet	SMEC	06/09/23	N/A
30032066-01A-110-Rev02	General Notes	SMEC	06/09/23	N/A
30032066-01A-120-Rev02	Bulk Earthworks Layout Plan Sheet 1 of 2	SMEC	06/09/23	As shown on the plan and as required by Conditions 2, 11 and 17.
30032066-01A-121-Rev02	Bulk Earthworks Layout Plan Sheet 2 of 2	SMEC	06/09/23	As shown on the plan and as required by Conditions 2, 11

				and 17.
30032066-01A-140-Rev02	Bulk Earthworks Sections Sheet 1 of 3	SMEC	06/09/23	N/A
30032066-01A-141-Rev02	Bulk Earthworks Sections Sheet 2 of 3	SMEC	06/09/23	N/A
30032066-01A-142-Rev02	Bulk Earthworks Sections Sheet 3 of 3	SMEC	06/09/23	N/A
30032066-01A-200-Rev02	Roadworks And Drainage Layout Plan Sheet 1 of 2	SMEC	06/09/23	As shown on the plan and as required by Condition 2
30032066-01A-201-Rev02	Roadworks And Drainage Layout Plan Sheet 2 of 2	SMEC	06/09/23	As shown on the plan and as required by Condition 2
30032066-01A-220-Rev02	Roadworks Road 1 Longitudinal Section	SMEC	06/09/23	N/A
30032066-01A-221-Rev02	Roadworks Road 2 & 3 Longitudinal Section- Revision 02	SMEC	06/09/23	N/A
30032066-01A-222-Rev02	Roadworks Road 5 & 7 Longitudinal Section	SMEC	06/09/23	N/A
30032066-01A-223-Rev02	Roadworks Road 8 & 10 Longitudinal Section- Revision 02	SMEC	06/09/23	N/A
30032066-01A-240-Rev02	Roadworks Road 1 Cross Sections Sheet 1 of 2	SMEC	06/09/23	N/A

30032066-01A-241-Rev02	Roadworks Road 1 Cross Sections Sheet 2 of 2- Revision 02	SMEC	06/09/23	N/A
30032066-01A-242-Rev02	Roadworks Road 2, 3 and 5 Cross Sections- Revision 02	SMEC	06/09/23	N/A
30032066-01A-243-Rev02	Roadworks Road 7 Cross Sections	SMEC	06/09/23	N/A
30032066-01A-244-Rev02	Roadworks Road 8 & 10 Cross Sections	SMEC	06/09/23	N/A
30032066-01A-260-Rev02	Roadworks Intersection details Sheet 1 of 2	SMEC	06/09/23	N/A
30032066-01A-261-Rev02	Roadworks Road Intersection Details Sheet 2 of 2	SMEC	06/09/23	N/A
30032066-01A-262-Rev02	Roadworks Roundabout Details Sheet 1 of 2 - Revision 02	SMEC	06/09/23	N/A
30032066-01A-263-Rev02	Roadworks Roundabout Details Sheet 2 of 2 - Revision 02	SMEC	06/09/23	N/A
30032066-01A-280-Rev02	Roadworks Signage & Linemarking Layout Plan Sheet 1 of 2	SMEC	06/09/23	N/A
30032066-01A-281-Rev02	Roadworks Signage & Linemarking Layout Plan Sheet 2 of 2	SMEC	06/09/23	N/A
30032066-01A-300-Rev02	Stormwater Overall Stage Catchment Layout	SMEC	06/09/23	As shown on the plan and as required by Condition 2

30032066-01A-330-Rev02	Stormwater Longitudinal Sections Sheet 1 of 3	SMEC	06/09/23	N/A
30032066-01A-331-Rev02	Stormwater Longitudinal Sections Sheet 2 of 3	SMEC	06/09/23	N/A
30032066-01A-332-Rev02	Stormwater Longitudinal Sections and Structure Details Sheet 3 of 3	SMEC	06/09/23	N/A
30032066-01A-350-Rev02	Stormwater Calculation Table	SMEC	06/09/23	N/A
30032066-01A-380-Rev02	Stormwater Basin Layout & Section Plan Catchment I	SMEC	06/10/23	As shown on the plan and as required by Conditions 2, 11 and 17.
30032066-01A-381-Rev02	Stormwater Basin Details & Section Plan Catchment I	SMEC	06/10/23	N/A
30032066-01A-382-Rev02	Stormwater Basin Layout & Section Plan Catchment G	SMEC	06/10/23	As shown on the plan and as required by Conditions 2, 11 and 17.
30032066-01A-383-Rev02	Stormwater Basin Details & Sections Catchment G	SMEC	06/10/23	N/A
30032066-01A-384-Rev02	Stormwater Basin Layout & Section Pit Detail	SMEC	06/10/23	N/A
30032066-WWS1-100-Rev01	General Cover Sheet	SMEC	11/11/22	N/A
30032066-WWS1-120-Rev02	Bulk Earthworks Layout Plan Sheet 1 of 2	SMEC	06/09/23	As shown on the plan and as required by Conditions 2, 11 and 17.

30032066-WWS1-121-Rev02	Bulk Earthworks Layout Plan Sheet 2 of 2	SMEC	06/09/23	As shown on the plan and as required by Conditions 2, 11 and 17.
30032066-WWS1-200-Rev02	Waterway Layout Plan and Longitudinal Section Sheet 1 of 2	SMEC	06/09/23	As shown on the plan and as required by Conditions 2, 11 and 17.
30032066-WWS1-201-Rev02	Waterway Layout Plan and Longitudinal Section Sheet 2 of 2	SMEC	06/09/23	As shown on the plan and as required by Conditions 2, 11 and 17.
30032066-WWS1-220-Rev01	Waterway DR03 Cross Sections	SMEC	06/09/23	As shown on the plan and as required by Conditions 2, 11 and 17.
30032066-WWS1-221-Rev01	Waterway Pool Notes and Details Sheet 1 of 2	SMEC	06/09/23	As shown on the plan and as required by Conditions 2, 11 and 17.
30032066-WWS1-222-Rev01	Waterway Pool Notes and Details Sheet 2 of 2	SMEC	06/09/23	As shown on the plan and as required by Conditions 2, 11 and 17.
VMP-001	Highlands Estate, Walloon - Vegetation Assessment Plan	28°S Environmental	No date shown	As required by Conditions 2 and 11.
2018-074-VAP002	VAP002 Vegetation Assessment Plan B Revised Plan	28°S Environmental	23 March 2020	As required by Conditions 2 and 11.
2018-074-VAP003	VAP003 Vegetation Assessment Plan B Revised Plan	28°S Environmental	23 March 2020	As required by Conditions 2 and 11.
2018-074-VAP004	VAP004 Vegetation Assessment Plan B Revised Plan	28°S Environmental	23 March 2020	As required by Conditions 2 and 11.

Supporting Documentation

SUPPORTING MATERIALS			
Document No	Description & Revision No.	Prepared By	Date
RMP	Highlands Estate, Walloon - Rehabilitation Management Plan	28°S Environmental	20 March 2020
IAS12245	Arboricultural Impact Assessment	Independent Arboricultural Services	18 May 2023

5. Further Development Permits

Not applicable to this decision.

6. Currency Period for the Approval (section 85 of Planning Act 2016)

The currency period for this approval is as outlined in part 1 – ‘decision details’ of this decision notice, starting the day the approval takes effect. Unless the currency period is extended by the Assessment Manager pursuant to section 87 of the *Planning Act 2016*, this development approval lapses in accordance with section 85 of the *Planning Act 2016*.

7. Appeal Rights**Applicant’s Appeal Rights**

You have appeal rights in relation to this decision. An appeal may be made against, as applicable:

- the refusal of part of the development application; or
- a provision of the development approval; or
- if a development permit was applied for, the decision to give a preliminary approval.

An appeal must be started within twenty (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 ten (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.

An extract from the *Planning Act 2016* about appeal rights is attached to this decision notice.

Attachment A
Assessment Manager's Conditions
File No: 11147/2022/OW

Location: 197 Taylors Road, WALLOON QLD 4306, 213 Taylors Road, WALLOON QLD 4306, 246 Taylors Road, WALLOON QLD 4306, 116-162 Grieves Road, HAIGSLEA QLD 4306, 148-174 Raysource Road, HAIGSLEA QLD 4306, 176-200 Raysource Road, HAIGSLEA QLD 4306

Proposal: Road work, Stormwater, Drainage work, Earthworks, Signage and Clearing vegetation - Highland Estate Stage 1A

<u>Assessment Manager (Ipswich City Council) Conditions</u> Conditions applicable to this approval under the Planning Act 2016		
No.	Condition	The time by which the condition must be met, implemented or complied with

1.	Basis of Approval	
	<p>This approval incorporates as a condition, the applicant's common material (as defined in <i>Schedule 24 – Dictionary of the Planning Regulation 2017</i>) for the application and adherence to all relevant Council Local Laws and/or the <i>Ipswich Planning Scheme</i> (including Planning Scheme Policies) unless otherwise varied by this approval or varied by a condition of this approval.</p> <p>Note: Any variation in the development from that approved herein may constitute assessable development pursuant to the <i>Planning Act 2016</i>.</p>	From the commencement of the construction of the development until the development has been accepted 'Off Maintenance'.
2.	Vegetation Retention	
(a)	Unless otherwise approved in writing by the assessment manager, and as marked in red on the approved plans listed at Part 3 of this Approval, mature native vegetation located within the area east of the Stage 1A boundary approved by 3633/15/MAMC/B (dated 13 September 2022) must be retained and protected from the impacts of construction.	At all times
(b)	<p>The vegetation retention required by (a) must incorporate retention of the following trees identified in the Vegetation Retention Plan listed at Part 3 of this Approval:</p> <p><i>541 Araucaria cunninghamii</i> <i>542 Alphitonia excelsa</i></p>	At all times

	<p>548 <i>Jagera pseudorhus</i> 549 <i>A.cunninghamii</i> 556 <i>A.cunninghamii</i> 557 <i>A.cunninghamii</i>, 558 <i>Cupaniopsis parvifolia</i>, Trees 559-564 570 <i>A.cunninghamii</i> 604 <i>C. parvifolia</i></p>	
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3.	Retained Vegetation Management	
(a)	The applicant must install vegetation protection fencing, as directed by the project Arborist or the requirements of Condition 11(c), to ensure retention of Vegetation listed at Condition 2, above.	Prior to the pre-start meeting and until the works are on-maintenance.
(b)	<p>The applicant must ensure signage is placed on the fence required by (a) above that prohibits interference with the fence or any native vegetation beyond the fence and includes the following:</p> <ul style="list-style-type: none"> (i) The signage reads “<i>No Go Zone Tree protection zone - no entry without permission from the level V supervising arborist</i>”; (ii) Includes the contact details of the supervising arborist; and (iii) Be located along the fence at maximum ten (10) metre intervals and on the development side of any individual protected trees. 	Prior to the pre-start meeting until the works are on-maintenance.
(c)	The applicant must ensure construction activity is prevented beyond any protection fencing, including but not limited to vehicle access, clearing, surface disturbance, material stockpiling, storage of chemicals and/or maintenance fluids, site compound, earthworks, site spoil or rubbish.	Prior to the pre-start meeting and until the works are on-maintenance.
(d)	The applicant must ensure any pruning works within the TPZ is supervised by a suitably qualified level V arborist in accordance with or exceeding Australian Standard AS 4373-1996 – <i>Pruning of Amenity Trees</i> except where such works conflict with habitat values (i.e. retaining hollows).	From the commencement of works and at all times thereafter.
(e)	The applicant must ensure a daily inspection of vegetation protection measures is undertaken during the earthworks stage and any necessary remedial action undertaken as soon as practicable.	Prior to the commencement of works and until the works are on-maintenance.
(f)	The applicant must ensure a level V arborist undertakes all appropriate arboricultural measures to ensure the survival and long term health of the vegetation required to be protected at Condition 2,	From the commencement of works and at all times thereafter.

	above, including but not limited to soil decompaction, soil aeration, fertilising, mulching, watering, root or crown reduction and hazard reduction pruning or as otherwise determined by the arborist or directed by the Vegetation Assessment Plan required by Condition 11(c).	
(g)	<p>The applicant must submit to the assessment manager a report from the level V arborist outlining:</p> <ul style="list-style-type: none"> (i) The extent of arboricultural treatment undertaken on trees required to be protected and retained, in accordance with Condition 2; (ii) Confirmation that all trees to be retained have been reinspected; and (iii) Any further necessary works required to ensure the ongoing health of the trees. 	Prior to acceptance of the adjacent open space lot on-maintenance.
(h)	The applicant must submit to the assessment manager certification from the level V arborist that all trees to be retained have been suitably treated and that no further works are necessary.	Prior to acceptance of the relevant open space lot off-maintenance.

4.	Minor Alterations	
	Notwithstanding the requirements detailed in this approval, any other minor alterations accepted in writing by the assessment manager will suffice.	Until the development has been accepted 'Off Maintenance'.

5.	Development Plans & Supporting Material	
	The applicant must undertake the development generally in accordance with the approved material and plans outlined in part 4 of this development permit.	From the commencement of the construction until the development has been accepted 'Off Maintenance'.

6.	Hours of Construction	
	Unless otherwise approved in writing by the assessment manager construction works must only occur within the hours as defined in <i>Planning Scheme Policy 3 - General Works Part 5, Section 5.1.3</i> .	At all times during construction activities and until works are accepted 'Off Maintenance'.

7.	Construction Standard and Requirements	
(a)	The applicant must comply with the requirements of	At all times during construction

	<i>Planning Scheme Policy 3 – General Works, Implementation Guidelines 24 – Stormwater Management and 28 – Dispersive Soil Management of the Ipswich Planning Scheme</i> when undertaking all public (municipal) works and earthworks (including earth retaining structures).	activities and until works are accepted 'Off Maintenance'.
(b)	The applicant must construct all works in accordance with the recommendations of the submitted E&SCP.	At all times during construction activities and until works are accepted 'Off Maintenance'.

8.	Construction Pre-requisites	
(a)	The applicant must comply with pre-start meeting and construction pre-requisite requirements, including provision of relevant bonds and amended drawings, as detailed in Council's <i>Planning Scheme Policy 3 - General Works Part 5</i> .	Prior to commencement of any construction.
(b)	The applicant must take due regard of all existing services when undertaking works associated with this development.	At all times during construction activities and until works are accepted 'Off Maintenance'.
(c)	The applicant must alter any services when the relevant authority or assessment manager determines that works associated with this development has an impact upon any existing services.	At all times during construction activities and until works are accepted 'Off Maintenance'.
(d)	<p>The applicant must install sign/s which display the business and after hours contact phone numbers of the applicant, supervising/consulting engineer and contractor as well as the relevant operational works application number in accordance with the following:</p> <ul style="list-style-type: none"> (i) Dimensions not less than 900mm high and 1200mm wide; (ii) Minimum 300mm above the ground; (iii) Within 1500mm of the property boundary of the development site; (iv) At every location where the development site fronts on to a formed road; (v) Made of weatherproof and durable materials; (vi) All details displayed with a minimum lettering height of 40mm and in bold text (approximately 147 point Arial bold font). 	Prior to commencement of any construction and until works are accepted 'On Maintenance'.

9.	Earth Retaining Structures	
(a)	The applicant must submit to the assessment manager a copy of detailed design drawings, supporting material (e.g. geotechnical) and associated design certifications (Form 15) for all earth retaining structures that are not approved by this development permit and are considered building works in accordance with the Building Act 1975.	In conjunction with the lodgement of a minor alteration application (in accordance with Condition 4) to this operational works approval and prior to commencement of construction of earth retaining structures.
(b)	The applicant must connect all drainage, both above and below ground, related to any earth retaining structure to a lawful point of discharge.	Prior to the assessment manager signing the subdivision plan.

10.	Roadworks	
(a)	The applicant must obtain written approval from the assessment manager to open newly constructed roads to vehicle or pedestrian traffic.	Prior to the assessment manager signing the subdivision plan.
(b)	The applicant must commission streetlighting.	Prior to the acceptance of the road works 'On Maintenance' and prior to opening of the road to pedestrian and vehicular traffic.
(c)	The applicant must provide a suitable temporary turnaround area or assessment manager approved alternate arrangement to ensure that the collection service by refuse vehicles is unimpeded.	At all times during construction and until opening of newly constructed roads.

11.	Amendments & Further Submissions	
	The applicant must incorporate or comply with the following amendments and clarifications:	Prior to Pre-start Meeting (in accordance with Condition 6) or as otherwise stated below.
(a)	The applicant must submit to the assessment manager for approval amended earthworks plans, consolidating all earthworks required to facilitate delivery of Stage 1A (including linear park, stormwater basin batters and proposed waterway realignment works), and demonstrate vegetation retention consistent with the requirements of Condition 2 – Vegetation Retention.	20 business days prior to request for prestart meeting for this approval.
(b)	The amended plans required by (a), above must: <ul style="list-style-type: none"> (i) demonstrate localised adaptive earthworks strategies to ensure retention of the native vegetation consistent with Condition 2, and as directed by the amended Vegetation Assessment Plan required by item (c), below; 	20 business days prior to request for prestart meeting for this approval.

	<p>(ii) detail the location of vegetation to be retained, consistent with Condition 2 and item (c), below, and detail the location of vegetation protection fencing required by Condition 3; and</p> <p>(iii) ensure stormwater outlets and all interim earthworks located outside of the Stage 1A development boundary minimise impacts to retained vegetation and waterway riparian banks. The design must ensure outlets are located a minimum 10m from the top of bank and outlet velocities are less than 1.5m/s at the edge of any stormwater outlet apron. Use of dumped rock must be minimised and a stable vegetated receiving environment outcome must be demonstrated.</p>	
(c)	<p>The applicant must submit to the assessment manager for approval an amended Vegetation Assessment Plan (VAP), prepared by an AQF level 5 (or above) arborist which:</p> <p>(i) reviews the vegetation retention requirements of Condition 2 and provides direction for amendments to the earthworks plans, required by item (a), above.</p> <p>(ii) Prioritises retention of groups of native vegetation and individual hoop pines and brigalow trees (and is not limited to those individual trees listed in the Vegetation Plan listed in Part 3 of this Development Approval).</p> <p>(iii) includes a Tree Risk and Mitigation Assessment which identifies mitigation measures required to ensure the retention of vegetation required by this development permit</p> <p>(iv) detail the location of tree protection zones and vegetation protection fencing to ensure that retained vegetation is protected from impacts of construction works;</p> <p>(v) include recommendations generally in accordance with <i>AS 4970-2009 Protection of trees on development sites</i>, or as defined by the project arborist specifically in response to site conditions</p> <p><i>Note: As outlined at Condition 23 of 3633/15/MAMC/B adaptive earthworks must be demonstrated to maximise retention of mature</i></p>	20 business days prior to request for prestart meeting for this approval.

	<i>native vegetation within the riparian and waterway corridor adjoining the eastern side of the development.</i>	
12.	Fauna Management	
(a)	The applicant must engage a spotter catcher licensed under the <i>Nature Conservation Act 1992</i> by the Department of Environment and Science, to assesses the site, supervise any vegetation removal and ensure that any native fauna (<i>including native bees</i>) has been identified, relocated and discouraged from returning prior to habitat disturbance.	Prior to the Pre-start meeting.
(b)	The applicant must provide to the assessment manager the name and contact details for the spotter catcher mentioned at (a) above engaged by the applicant to carry out the works.	Prior to the Pre-start meeting.
(c)	The applicant must include the name, current license numbers and contact details for the spotter catcher mentioned at (a) on the sign required by condition 8 engineers construction pre-requisites	Within Five (5) business days of the completion of any vegetation clearing works.
(d)	The applicant must submit to the assessment manager a Pre-Clearance Fauna Management Plan undertaken by the spotter catcher mentioned at (a) above.	Prior to the Pre-start meeting.
(e)	<p>The applicant must submit to the assessment manager a report prepared by the appointed spotter catcher mentioned at (a) above detailing the following items:</p> <ul style="list-style-type: none"> (i) Catalogue of native fauna identified pre and post vegetation clearing works including species taken from hollows; (ii) Documented preventative and remedial actions put in place to ensure no harm to the species; (iii) Confirmation no vegetation clearing works occurred without supervision from the spotter catcher; and (iv) Detail a log of all species taken to a vet, wildlife hospital or equivalent for treatment as a consequence of injury following clearing works. 	Within Five (5) business days of the completion of any vegetation clearing works.

13.	Disposal of Cleared Vegetation	
	The applicant must dispose of cleared vegetation in accordance with Planning Scheme Policy 3 or utilised for reuse in the riparian corridor.	From the commencement of works and until the development has been declared compliant with the relevant approvals and accepted off maintenance by the assessment manager.

14.	Sediment And Erosion Management	
(a)	The applicant must engage a Registered Professional Engineer (RPEQ) or Certified Professional in Erosion and Sediment Control (CPESC) to prepare and certify for construction an ESC Program and Plan and supporting documentation in accordance with IECA Best Practice Guidelines. This ESC Program and Plan and supporting documentation must be submitted to the assessment manager.	Prior to the pre-start meeting
(b)	The applicant must provide sediment and erosion control management (which includes deposition by both water and air) measures and facilities in accordance with a currently endorsed E&SCP.	Prior to the commencement of any construction, and at all times during the construction (including vegetation clearing) and operational (maintenance) phases of the development.
(c)	The applicant must not undertake any works, including implementation works concerning erosion and sediment control unless there is a corresponding currently endorsed E&SCP.	At all times during the construction (including vegetation clearing) and operational (maintenance) phases of the development.
(d)	The applicant must provide suitable stormwater control measures (such as extended sediment ponds) that ensure the site runoff peak flows for the 1 year and 100 year ARI events do not exceed corresponding pre-development peak flows.	At all times during the construction (including vegetation clearing) and operational (maintenance) phases of the development.

15.	Municipal Works Completion Requirements	
(a)	The applicant must provide all quality assurance documentation, as-constructed information, engineering and environment certifications and any associated documentation required in accordance with <i>Planning Scheme Policy 3 – General Works</i> of the <i>Ipswich Planning Scheme</i> .	Prior to the assessment manager signing the subdivision plan.

(b)	The applicant must submit written clearance(s) by the relevant property owners to the assessment manager for all works on land under separate ownership stating that the works have been completed to the owner's satisfaction. Where written clearances are not able to be provided by the landowner, the works must be completed to the Assessment Manager's satisfaction.	Prior to the assessment manager signing the subdivision plan.
(c)	The applicant must submit relevant survey point data 'as constructed' information to Council detailing the landform modification.	Prior to the assessment manager signing the subdivision plan.

16.	Close Circuit Television (CCTV) Inspection of Stormwater Infrastructure	
(a)	<p>All stormwater infrastructure including inter-allotment drainage must be inspected by closed circuit television (CCTV) and report including the video footage provided to Council.</p> <p>CCTV inspection and reporting must be carried out in accordance with the latest version of <i>Conduit Inspection Reporting Code of Australia WSA 05 – 2013</i>.</p> <p>CCTV Inspection surveys are to be carried out by qualified and experienced CCTV operators with appropriate equipment.</p> <p>Note: The CCTV inspection is to be carried out only after the site construction work is practically completed and the entire stormwater infrastructure flushed clean.</p>	With the request for on and off maintenance inspection/acceptance by Council.
(b)	The supervising engineer must provide a certificate to Council certifying that the engineer have reviewed the CCTV report and video footage and it represent the true condition of underground stormwater infrastructure.	With the request for on and off maintenance inspection/acceptance by Council.
(c)	Any damage identified in the stormwater infrastructure as a result of construction activity must be satisfactorily repaired at no cost to Council. The proposed repair methods must be submitted to Council for approval prior to undertake any repair works.	Prior to On Maintenance acceptance.

17.	Interim Earthworks Associated with SARA approval 2106-22924 SRA	
(a)	Interim earthworks associated with relocation of the ephemeral waterway, as detailed on Plans 30032066-WWS1-100, 110, 120, 121, 200, 201, 220, 221 and 222, must be undertaken and stabilised in accordance with SARA Operational Work for assessable waterway barrier works approval (2106-22924 SRA).	From the commencement of works and at all times thereafter.

	<i>Note: The interim earthworks and are subject to finalisation as part of future Development Approvals issued pursuant to 2570/06/MAMC/B.</i>	
(b)	The applicant must submit to the assessment manager certification from an RPEQ certified by the Environment Institute of Australian and New Zealand (EIANZ) that the works required by SARA Operational Work for assessable waterway barrier works approval (2106-22924 SRA) have been completed in accordance with the requirements of that approval.	At the time when written notice is provided to DAF in accordance with the requirements of approval 2106-22924 SRA.

Assessment Manager (Ipswich City Council) Advice

The following advice is offered for your information only and should not be viewed as mandatory conditions of this approval.

1.	Acronyms and Terms
	Acronyms and terms used in this notice have the following meanings:
(a)	RPEQ - A Registered Professional Engineer of Queensland, suitably qualified and experienced in the particular area of expertise required.
(b)	QUU – Queensland Urban Utilities – trading name of the Central SEQ Distributor-Retailer Authority, providing water services to Ipswich City under the <i>South-East Queensland Water (Distribution and Retail Restructuring) Act 2009</i> .
(c)	DSMP – Dispersive Soil Management Plan which is prepared in accordance with Council Implementation Guideline # 28 and certified by a suitably qualified and experienced professional (RPEQ or Soil Scientist).
(d)	E&SCP – Erosion & Sediment Control Management Plan which is prepared in accordance with Council Planning Scheme Policy 3 and certified by RPEQ or CPESC.
(e)	PSP 3 – Council Planning Scheme Policy 3
(f)	QUDM – The <i>Queensland Urban Drainage Manual (2007 Edition)</i> , produced by the Queensland Department of Environment and Science
(g)	MUTCD - <i>The Manual of Uniform Traffic Control Devices</i> , published by DTMR
(h)	DTMR - Department of Transport and Main Roads
(i)	DES – Department of Environment and Science
(j)	DNRME – Department of Natural Resources, Mines and Energy
(k)	DSDMIP – Department of State Development, Manufacturing, Infrastructure and Planning
(l)	AEP – Annual Exceedance Probability - used to define flood frequency and severity
(m)	AHD - Australian Height Datum (m)

(n)	Internal works - works performed within private property and includes but is not limited to, earthworks, driveways and stormwater management systems.
(o)	External municipal works - works external to the development and located in dedicated public areas, for example existing road or drainage reserve, or private property not owned by the applicant.
(p)	CPESC – Certified Practitioner in Erosion and Sediment Control.

2.	Operational Works Drawings
	Council has reviewed the operational works drawings in relation to the proposed works, to ensure that the design conforms to the engineering conditions of the Development Permit dated 13 September 2022 for Application 3633/2015/MAMC/B. A detailed check of the calculations and drawings has not been undertaken, as they must be certified by a RPEQ. Council reserves the right to require further amendments and/or additions at a later date should design errors or omissions become apparent in regard to the works relevant to this operational works approval.

3.	Bonds
	In relation to any bonds required in accordance with <i>Planning Scheme Policy 3</i> the relevant Bond and Licence Deeds must be completed and submitted (as hard copies) to Council at the appropriate times. The Bond, Licence Deed and conditions of security payment can be found online at http://www.ipswichplanning.com.au/development-planning/development-planning-information . Council's preference is for bonds to be submitted by way of a Bank Guarantee.

4.	Fire Ants
(a)	In accordance with the <i>Biosecurity Act 2014</i> and the <i>Biosecurity Regulation 2016</i> , the State of Queensland has implemented movement controls in areas (Fire Ant Biosecurity Zones) of Queensland where the Red Imported Fire Ant (ant species <i>Solenopsis invicta</i>) has been detected.
(b)	It is a legal obligation to report any sighting or suspicion of Fire Ants within 24 hours to Biosecurity Queensland on 13 25 23 (24hrs). It should be noted that works involving movements of all materials associated with earthworks (import and export) within a fire ant biosecurity zone is subject to movement controls and failure to comply with the regulatory provisions is an offence under the <i>Biosecurity Act 2014</i> . The Fire Ant Biosecurity Zones, as well as general information can be viewed on the Department of Agriculture and Fisheries website www.daf.qld.gov.au/fireants .
(c)	The land over which you have made a development application is within a Fire Ant Biosecurity Zone. The presence of Fire Ants on the site may affect the nature, form and extent of works permitted on the site. In view of this it will be necessary for you to contact Biosecurity Queensland to investigate the site and for you to implement any

	necessary matters required prior to the commencement of any works.
5.	Portable Long Service Leave
	<p>Where the proposed works (civil and landscaping) are valued at \$150,000 or more and match the definition of Building and Construction Industry, the <i>Building and Construction Industry (Portable Long Service Leave) Act 1991</i> requires that evidence of payment of the Portable Long Service Leave (QLeave) Levy be received by Council as a condition of issuing a development permit. This applies to building works, operational works and plumbing and drainage works applications, as defined under the <i>Planning Act 2016</i>.</p> <p>If you require clarification in regard to the <i>Building and Construction Industry (Portable Long Service Leave) Act 1991</i>, you should contact QLeave on 1800 803 481 (free call) or (07) 3212 6855.</p>
6.	QUU Network Access Permits
	<p>QUU operate a Network Access Permit scheme which ensures that the Control Centre and the Customer Contact Centre understand planned activities being conducted on the network. To carry out work on or near QUU assets, it is required that a valid Network Access Permit is obtained. To find out more information and links to obtaining a Network Access Permit, please visit https://www.urbanutilities.com.au/network-upgrades/working-on-our-network/network-access-permits</p>
7.	Asbestos Removal
	<p>All material containing asbestos including, wall sheeting, eave lining, roofing and flooring must be removed in accordance with the requirements of the 2005 NOHSC Code of Practice for the Management and Control of Asbestos in Workplaces. Advice on asbestos may be sought from Queensland Government at http://www.qld.gov.au/asbestos or on telephone number 13 74 68.</p>
8.	Contaminated Land
	<p>The applicant must ensure all land to be dedicated to Council is not listed on either the Contaminated Land Register or the Environmental Management Register prior to dedication. In this regard the applicant must be responsible for all works associated with the removal of any land to be dedicated to Council from these registers. The applicant must provide details to Council demonstrating that the requirements of this condition have been met in conjunction with the lodgement of the application to sign the plan of subdivision.</p>
9.	Koala Protection

	<p>The Commonwealth has listed the Koala (combined populations of Queensland, New South Wales and the Australian Capital Territory) as ‘endangered’ under the <i>Environment Protection and Biodiversity Conservation Act 1999</i> (EPBC Act), accordingly Koalas in Queensland are protected under national environment law. Refer to the Australian Government – Department of Climate Change, Energy, Environment and Water (or contemporary agency name) (epbc.referrals@dcceew.gov.au or phone: 1800 423 135) for further information to determine whether current or future works associated with your development proposal may require environmental approval from the Commonwealth.</p>
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10.	Hazardous Substances
	<p>Where dangerous goods are stored on site, compliance with the Queensland <i>Work Health and Safety (WHS) Act 2011</i> is required. Enquiries regarding the storage of dangerous goods can be made by contacting Workplace Health and Safety Queensland on 1300 369 915.</p>

11.	Road Corridor Permit
	<p>The applicant is advised to seek approval from the Department of Transport and Main Roads under Sections 33 and 62 of the <i>Transport Infrastructure Act 1994</i> prior to undertaking any physical works within or adjacent to the boundary of the State-controlled road. These approvals are issued under the <i>Transport Infrastructure Act 1994</i> and constitute a separate process to seeking a Development Permit issued under the <i>Planning Act 2016</i>.</p> <p>Please contact the Department of Transport and Main Roads Metropolitan office for further information via email: Metropolitan_Corridor_Management@tmr.qld.gov.au or telephone (07) 3066 6759.</p>

12.	Operational Works Construction Fees
	<p>The applicant is required to pay the Operational Works Construction Fees in accordance with Section 5.1.1(b) of Council’s Fees and Charges Policy prior to the prestart meeting.</p>

13.	Swamp Tea-Tree (<i>Melaleuca irbyana</i>)
	<p>The Commonwealth has listed the Swamp Tea-Tree (<i>Melaleuca irbyana</i>) as a critically endangered ecological community under the Environment Protection and Biodiversity Conservation Act 1999 (EPBC Act). Refer to the Australian Government – Department of Climate Change, Energy, Environment and Water (or contemporary agency name) (epbc.referrals@dcceew.gov.au or phone: 1800 423 135) for further information to determine whether current or future works associated with clearing may require environmental approval from the Commonwealth.</p>

14.	Protected Plants
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	<p>The land subject to development is shown as high risk on the <i>Flora Survey Trigger Map</i> produced by the Department of Environment and Science (www.ehp.qld.gov.au/licences-permits/plants-animals/protected-plants/map-request.php). In accordance with the <i>Nature Conservation Act 1992</i> the applicant may be required to hold a clearing permit if endangered, vulnerable or near threatened plants are to be cleared or may be impacted by the proposed clearing. Refer to the Queensland Government – Department of Environment and Science (palm@ehp.qld.gov.au or phone 13 74 68) for further information to determine whether current or future works associated with your development proposal may require a clearing permit.</p>
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15.	<i>Nature Conservation Act 1992</i>
	<p>The applicant may be required to engage a spotter catcher licensed under the <i>Nature Conservation Act 1992</i> by the Department of Environment, Science and Innovation to assesses the site, supervise any vegetation removal and ensure that any native fauna (i.e. including native bees, Koalas, possums, glossy black cockatoos, bats etc.) has been identified, relocated and discouraged from returning prior to habitat disturbance. Further information can be located on the Department of Environment and Science website in relation to wildlife permits. http://www.qld.gov.au/environment/plants-animals/wildlife-permits/.</p>