

Your reference
Our reference 11149/2022/OW
Contact Officer Frank Fan
Telephone 07 3810 7823



Ipswich City Council

45 Roderick Street
PO Box 191
IPSWICH QLD 4305

Phone (07) 3810 6666
Fax (07) 3810 6731
Email council@ipswich.qld.gov.au

ipswich.qld.gov.au

SMEC Australia Pty Ltd
Alex.Camardi@smec.com

12 March 2024

Dear Sir/Madam

Re: Development Application – Approval
Application Number: 11149/2022/OW
Proposal: Road work, Stormwater, Drainage work, Earthworks, Signage and Clearing vegetation - Highland Estate Stage 1B
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 12/03/2024.

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 11149/2022/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: 12 March 2024

Applicant details

Applicant name: SMEC Australia Pty Ltd

Applicants contact details: Alex.Camardi@smec.com

Application details

Application number: 11149/2022/OW

Approval sought: Operational Works

Details of proposed development: Road work, Stormwater, Drainage work, Earthworks, Signage and Clearing vegetation - Highland Estate Stage 1B

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: 12/03/2024

Decision Authority **ENGINEERING DELIVERY WEST MANAGER**

1. Decision Details

Development	Road work, Stormwater, Drainage work, Earthworks, Signage and Clearing vegetation - Highland Estate Stage 1B
Approval Type	Development Permit
Decision	Approved in full subject to the conditions set out in Attachment A – Assessment Manager Conditions
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
30032066-01B-100	General Cover Sheet – Revision 02	SMEC	22/03/2023	N/A
30032066-01B-110	General Notes - Revision 01	SMEC	26/09/2022	N/A
30032066-01B-120	Bulk Earthworks Layout Plan - Revision 01	SMEC	22/03/2023	As shown on the plan
30032066-01B-140	Bulk Earthworks Sections - Revision 01	SMEC	22/03/2023	N/A
30032066-01B-141	Bulk Earthworks Retaining Wall Typical Details - Revision 01	SMEC	22/03/2023	N/A
30032066-01B-200	Roadworks And Drainage Layout Plan- Revision 02	SMEC	22/03/2023	N/A
30032066-01B-220	Roadworks Roads 3 & 4 Longitudinal Sections - Revision 01	SMEC	26/09/2022	N/A

30032066-01B-221	Roadworks Roads 5 & 8 Longitudinal Sections - Revision 01	SMEC	26/09/2022	N/A
30032066-01B-240	Roadworks Roads 3 & 4 Longitudinal Sections - Revision 01	SMEC	26/09/2022	N/A
30032066-01B-241	Roadworks Road 5 Cross Sections - Revision 01	SMEC	26/09/2022	N/A
30032066-01B-242	Roadworks Road 8 Cross Sections - Revision 01	SMEC	26/09/2022	N/A
30032066-01B-260	Roadworks Intersection Details Layout Plan - Revision 01	SMEC	26/09/2022	As shown on the plan
30032066-01B-280	Roadworks Signage & Linemarking Layout Plan - Revision 01	SMEC	26/09/2022	N/A
30032066-01B-300	Stormwater Overall Catchment Layout Plan- Revision 02	SMEC	22/03/2023	N/A
30032066-01B-320	Stormwater Longitudinal Sections - Revision 02	SMEC	22/03/2023	N/A
30032066-01B-350	Stormwater Calculation Table - Revision 01	SMEC	26/09/2022	N/A
30032066-01B-370	Stormwater Structural Details - Revision 01	SMEC	22/03/2023	N/A

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: 11149/2022/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 1B

<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>	<p>From the commencement of the construction of the development until the development has been accepted 'Off Maintenance'.</p>

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

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

4.	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'.

5.	Construction Standard and Requirements	
(a)	The applicant must comply with the requirements of <i>Planning Scheme Policy 3 – General Works, Implementation Guidelines 24 – Stormwater Management and 28 – Dispersive Soil Management</i> of the <i>Ipswich Planning Scheme</i> when undertaking all public (municipal) works and earthworks (including earth retaining structures).	At all times during construction 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'.

6.	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; 	Prior to commencement of any construction and until works are accepted 'On Maintenance'.

	<ul style="list-style-type: none"> (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). 	
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7.	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 any earth retaining structures that are not approved by this development permit and are considered building works in accordance with the <i>Building Act 1975</i> .	In conjunction with the lodgement of a minor alteration application (in accordance with Condition 2) 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.

8.	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.

9.	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)	Construction of Road 3, Road 5 and Road 8 must not be extended beyond Stage 1B boundary.	

(b)	Concrete footing used to install the street name/traffic signs must be incorporated with lock-socket in accordance with ICC Standard Drawing SR. 25. Additionally, the concrete of the footing must be trowel finished 1:10 away from post.	Prior to On Maintenance acceptance
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10.	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 assess 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)	<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.

11.	Disposal of Cleared Vegetation	
	The applicant must dispose of cleared vegetation in accordance with Council's <i>Planning Scheme Policy 3 – General Works</i> .	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.
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12.	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.

13.	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.
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14.	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.

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.
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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
	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

7.	Asbestos Removal
	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.

8.	Contaminated Land
	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.

9.	Koala Protection
	The Commonwealth has listed the Koala populations in Queensland, New South Wales and the Australian Capital Territory as 'vulnerable' 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 the Environment and Energy (phone: 1800 803 772) for further information to determine whether current or future works associated with your development proposal may require environmental approval from the Commonwealth.

10.	Hazardous Substances
	Where dangerous goods are stored on site, compliance with the <i>Queensland 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.

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
	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.