

Your reference BRSS7381-030-21-1
Our reference 4739/2019/CA:RG
Contact Officer Robert Gardiner
Telephone 07 3810 7362



Ipswich City Council

1 Nicholas 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

Resiprop Pty Ltd
C/- LandPartners Pty Ltd
Attn: Michael Rush
michael.rush@landpartners.com.au

9 September 2022

Dear Michael

Re: Minor Alteration to Development Approval
Application No: 4739/2019/CA
Proposal: Preliminary Approval including a variation request to vary the effect of the Ipswich Planning Scheme in accordance with section 50(3) of the Planning Act 2016 {in accordance with the Concept Plan (Future Urban Zone to Residential Low Density (RL2) Zone) and Site Plan (Changes to Building Setbacks)} over Lot 555 M33493
Reconfiguring a Lot - One (1) Lot into Twelve (12) Lots and New Road
Property Location: 197 Taylors Road and 213 Taylors Road, WALLOON QLD 4306

I refer to your correspondence dated 2 September 2022 requesting a minor alteration to Condition 5 (Attachment B) – Requirements before the lots are created under 4739/2019/CA of the abovementioned development permit, in accordance with Condition 2 (Attachment B) – Minor Alterations. Specifically, you have requested the sub-stage reference in the condition to be updated to reflect recent changes as part of related approval 3633/2015/MAMC/B.

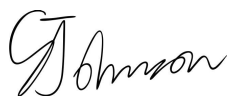
In response, I am able to advise that your request is considered minor and has therefore been approved. Accordingly, Condition 5 – Requirements before the lots are created under 4739/2019/CA has been amended as follows:

5.	<i>Requirements before the lots are created under 4739/2019/CA</i>	
	<i>The applicant must complete Stages 1BA and 1D of the development as approved by pursuant to Development Approval 3633/2015/RALMAMC/B dated 3 October 2017.</i>	<i>Prior to the assessment manager signing the subdivision plan.</i>

A full list of the updated approval details and conditions are attached to this letter.

If you have any queries regarding this Minor Alteration, please contact Robert Gardiner on the telephone number listed above.

Yours faithfully

A handwritten signature in black ink, appearing to read 'Grant Johnson'. The signature is fluid and cursive, with the first letter 'G' being particularly large and stylized.

Grant Johnson

ACTING DEVELOPMENT ASSESSMENT CENTRAL MANAGER

Attachment 1

1. Decision Details:

Development	Approval Type	Decision	Currency Period
Material Change of Use - Preliminary Approval including a variation request to vary the effect of the Ipswich Planning Scheme in accordance with section 50(3) of the Planning Act 2016 {in accordance with the Concept Plan (Future Urban Zone to Residential Low Density (RL2) Zone) and Site Plan (Changes to Building Setbacks)} over Lot 555 M33493	Preliminary Approval	Approved in full subject to the conditions set out in Attachment A	Ten (10) years
Reconfiguring a Lot - One (1) Lot into Twelve (12) Lots and New Road	Development Permit	Approved in full subject to the conditions set out in Attachment B	Six (6) years

2. Conditions of Assessment Manager (Ipswich City Council)

Refer to Attachment A & B for Assessment Manager conditions.

3. Approved Plans Specifications and Drawings

The approved plans, specifications and drawings for this development approval are:

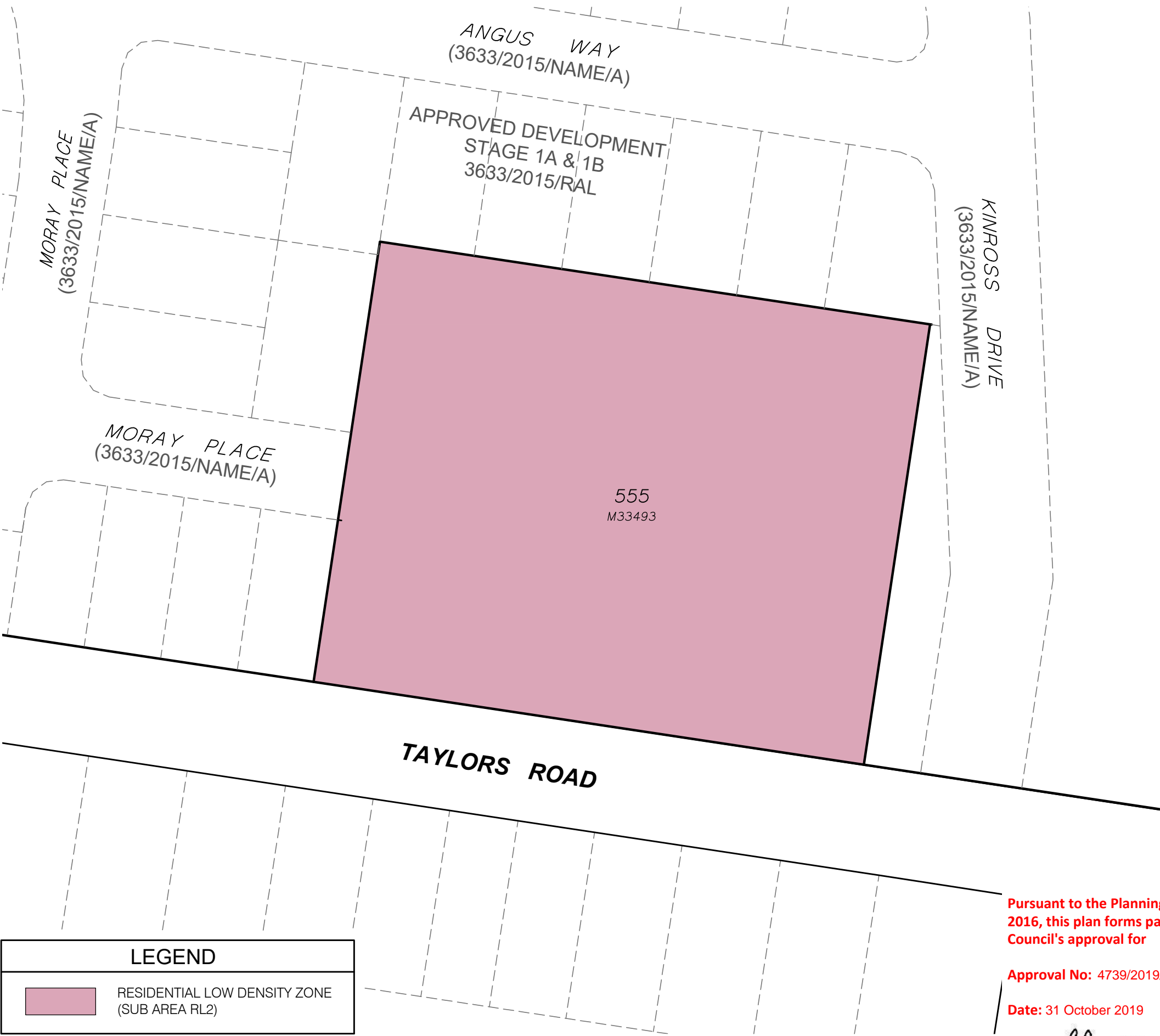
- (a) The plans and documents referred to in the table below (including the amendments that are required to be made to those plans and documents); and
- (b) Where the amended version of the plans and documents referred to in the table below have been approved by the Assessment Manager, the amended version of those plans and documents.

The plans referenced below are included as Attachment C of this decision notice.

APPROVED PLANS				
Reference No.	Description & Revision No.	Prepared By	Date	Amendments Required
Aspect of development: Material Change of Use - Preliminary Approval including a Variation Request to vary the effect of Ipswich Planning Scheme over Lot 555 M33493				
BRSS7381-030-5-1	Proposed Concept Plan of Lot 555 on M33493	Landpartners	2 May 2019	Not Applicable
BRSS7381-030-6-2	Site Plan (Change to Building Setbacks) of part of Lot 329 on CH31264 & Lot 555 on M33493	Landpartners	4 June 2019	Not Applicable

Aspect of development: Reconfiguring a Lot - One (1) Lot into Twelve (12) Lots and New Road				
BRSS7381-030-4-3	Proposed Reconfiguration of part of Lot 329 on CH31264 & Lot 555 on M3349	Landpartners	4 June 2019	Not Applicable
BRSS7381-030-4-3	Road and Footpath Hierarchy Plan	Landpartners	4 June 2019 and amended in red by Ipswich City Council on 1 October 2019	Not Applicable
SPECIFICATIONS/DRAWINGS				
Reference No.	Description & Revision No.	Prepared By	Date	Amendments Required
Aspect of development: Reconfiguring a Lot - One (1) Lot into Twelve (12) Lots and New Road				
4.2	Taylor's Road Frontage	prepared by Aecom and submitted by Landpartners	24 July 2019	Not Applicable
30032066-02-SK-001	Ultimate roundabout layout and Turn Paths-Sheet 1, Revision 3	Smec	05 August 2019	Not Applicable
30032066-02-SK-002	Ultimate roundabout layout and Turn Paths-Sheet 2, Revision 2	Smec	05 August 2019	Not Applicable
30032066-02-SK-003	Ultimate roundabout layout and Turn Paths-Sheet 3, Revision 2	Smec	05 August 2019	Not Applicable
30032066-02-SK-004	Ultimate roundabout layout and Turn Paths-Sheet 4, Revision 2	Smec	05 August 2019	Not Applicable
30032066-02-SK-005	Ultimate roundabout layout and Turn Paths-Sheet 5, Revision 1	Smec	05 August 2019	Not Applicable
30032066-02-SK-006	Ultimate roundabout layout and Turn Paths-Sheet 6, Revision 1	Smec	05 August 2019	Not Applicable
18S59.5.SAH	Walloon: Traffic advice in relation to Taylor Road access roundabout for the site at 213 Taylor Road and 116 – 162 Grieves Road	Holland Traffic Consulting	02 August 2019	Not Applicable

**Material Change of Use - Preliminary Approval including a variation
request to vary the effect of the Ipswich Planning Scheme**



LEGEND	
<div></div>	RESIDENTIAL LOW DENSITY ZONE (SUB AREA RL2)

Pursuant to the Planning Act
2016, this plan forms part of
Council's approval for

Approval No: 4739/2019/CA

Date: 31 October 2019

Signed:

NOTE: ALL DIMENSIONS AND AREAS ON THIS PLAN ARE SUBJECT TO SURVEY AND REQUIREMENTS FOR LODGEMENT OF SURVEY PLANS IN THE DEPARTMENT OF NATURAL RESOURCES, MINES AND ENERGY.

CLIENT
RESIPROP PTY LTD

PROJECT
PROPOSED CONCEPT PLAN
OF LOT 555 ON M33493
(197 TAYLORS ROAD - WALLOON)

LOCAL AUTHORITY
IPSWICH CITY COUNCIL

NOTES
(i) This plan was prepared for the purpose and exclusive use of LENNIUM GROUP to accompany an application to IPSWICH CITY COUNCIL for approval to reconfigure the land described in this plan and is not to be used for any other purpose or by any other person or corporation.
LandPartners Pty Ltd accepts no responsibility for any loss or damage suffered howsoever arising to any person or corporation who may use or rely on this plan in contravention of the terms of this clause or clauses (ii), (iii) or (iv) hereof.
(ii) The contours shown in this plan are suitable only for the purposes of this application. The accuracy of the contours has not been verified and no reliance should be placed upon such contours for any other purpose other than the purpose of this application for reconfiguration.
(iii) The dimensions, areas, number of lots, size and location of improvements & flood information (if shown) are approximate only and may vary.
(iv) This plan may not be copied unless these notes are included.

STAGE	No. OF LOTS	NEW ROAD	AREA OF PARK	TOTAL AREA
1C	-	-	-	8094m ²
TOTAL				

SCALE BAR
10m 0 20 40m
SCALE 1:750 @ A3

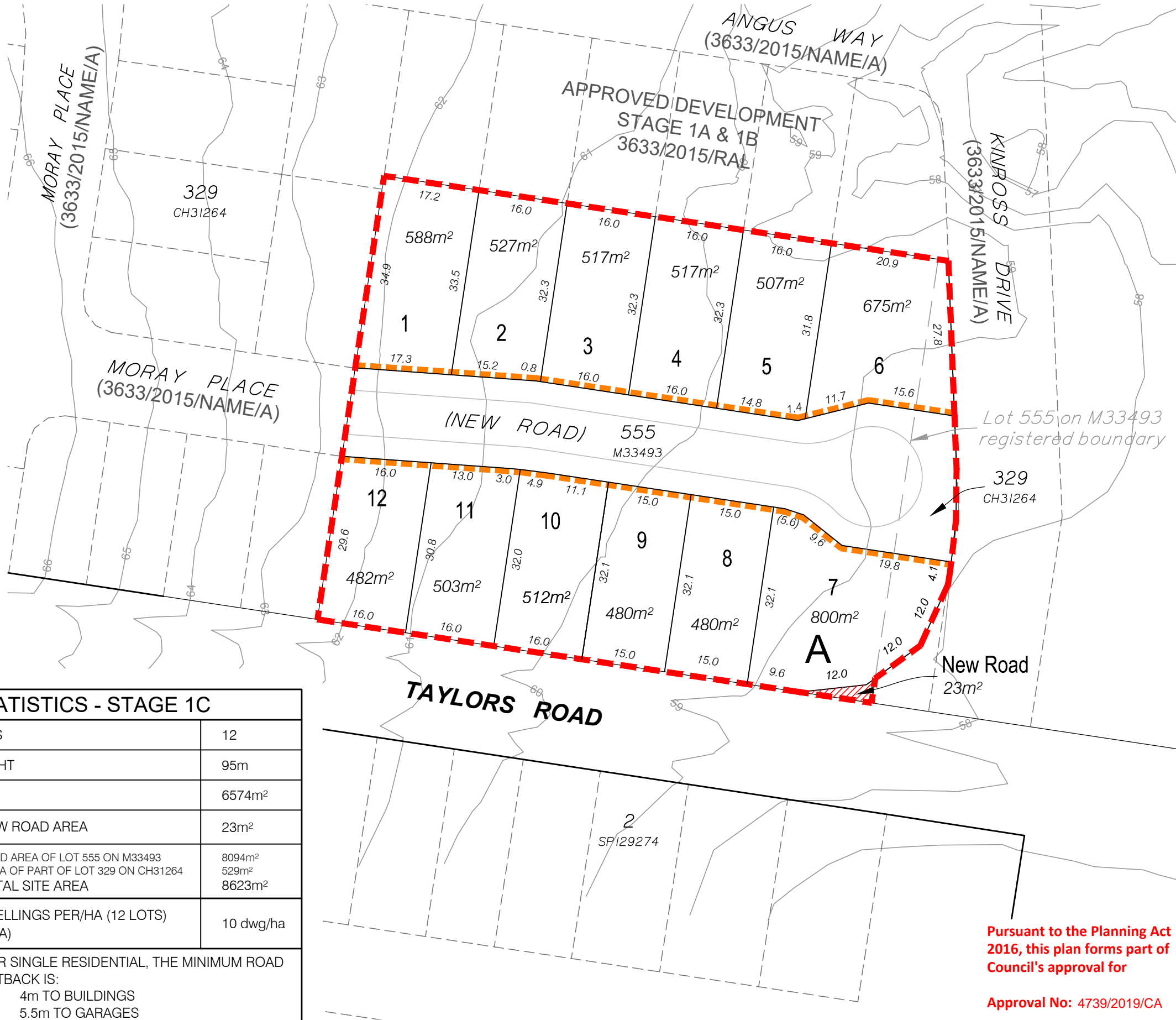
LANDPARTNERS
built environment consultants




Brisbane Office
Level 1
18 Little Cribb Street,
Milton Qld 4064
PO Box 1399
Milton Qld 4064

p: (07) 3842 1000
f: (07) 3842 1001
e: info@landpartners.com.au
w: www.landpartners.com.au

LEVEL DATUM		N/A
LEVEL ORIGIN		N/A
CONTOUR INTERVAL		N/A
COMPUTER FILE		BRSS7381-030-3-1
DRAWN	MIS	DATE 02/05/2019
CHECKED	PWS	DATE 02/05/2019
APPROVED	SRS	DATE 02/05/2019
UDN		BRSS7381-030-5-1

SRS:JLB




STATISTICS - STAGE 1C	
NUMBER OF LOTS	12
NEW ROAD LENGHT	95m
TOTAL LOT AREA	6574m ²
 NEW ROAD AREA	23m ²
 DEED AREA OF LOT 555 ON M33493 AREA OF PART OF LOT 329 ON CH31264 TOTAL SITE AREA	8094m ² 529m ² 8623m ²
NET DENSITY DWELLINGS PER/HA (12 LOTS) (LOTS/TOTAL AREA)	10 dwg/ha
 FOR SINGLE RESIDENTIAL, THE MINIMUM ROAD SETBACK IS: - 4m TO BUILDINGS - 5.5m TO GARAGES	
NOMINATED LOT TYPE	
A	AUXILIARY UNIT LOT

NOTE: ALL DIMENSIONS AND AREAS ON THIS PLAN ARE SUBJECT TO SURVEY AND REQUIREMENTS FOR LODGEMENT OF SURVEY PLANS IN THE DEPARTMENT OF NATURAL RESOURCES, MINES AND ENERGY.

Pursuant to the Planning Act
2016, this plan forms part of
Council's approval for

Approval No: 4739/2019/CA

Date: 31 October 2019

Signed: 

CLIENT

RESIPROP PTY LTD

PROJECT

SITE PLAN
(CHANGE TO BUILDING SETBACKS)
OF PART OF LOT 329 ON CH31264 & LOT
555 ON M33493
(197 & 213 - 265 TAYLORS ROAD - WALLOON)

LOCAL AUTHORITY

IPSWICH CITY COUNCIL

NOTES

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STAGE	No. OF LOTS	NEW ROAD	AREA OF PARK	TOTAL AREA
1C	12	95m	-	8623m ²
TOTAL	12	95m	-	8623m ²

SCALE BAR

10m02040m


SCALE 1:750 @ A3



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Milton Qld 4064

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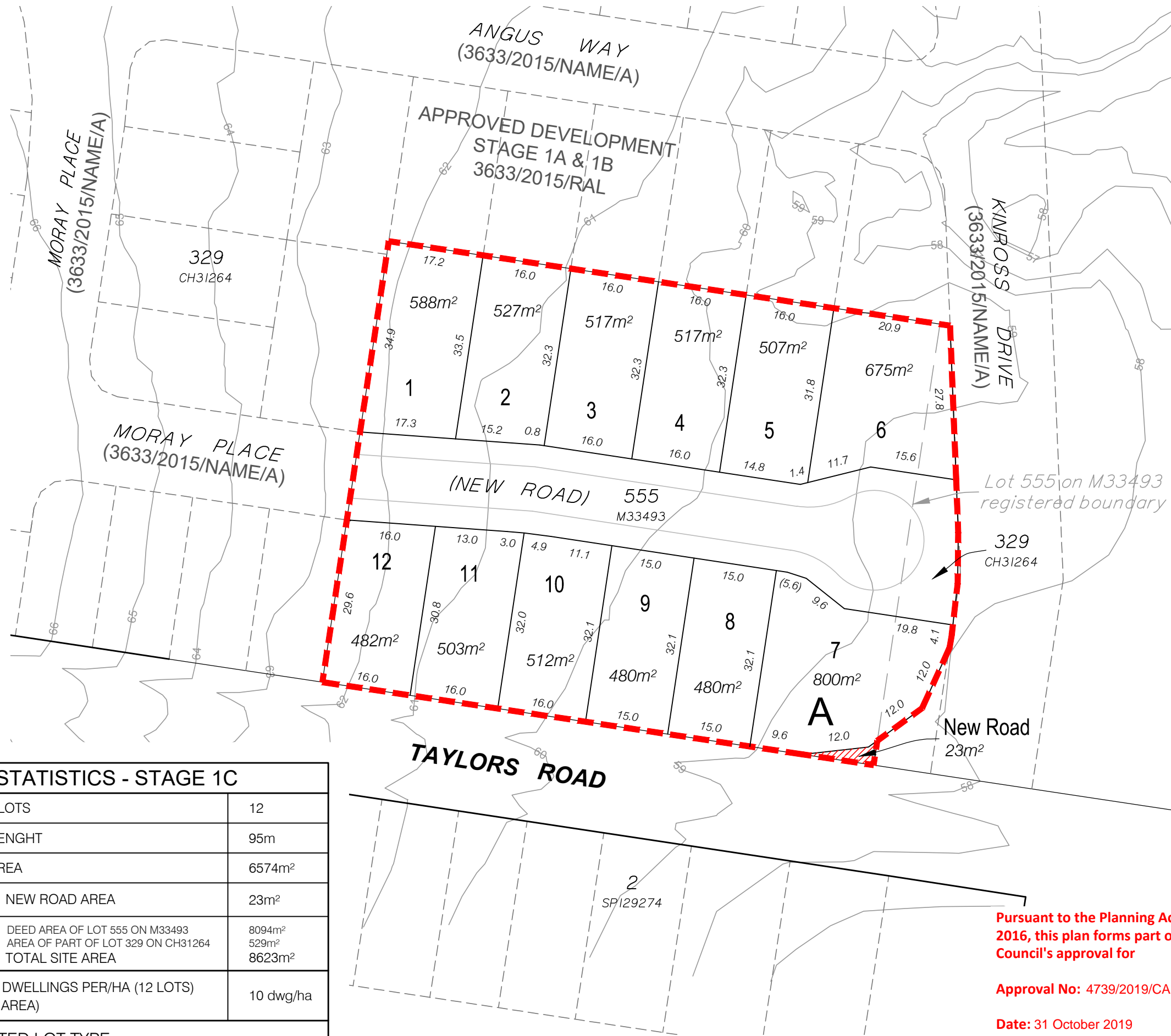




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LEVEL ORIGIN	ORIGIN		
CONTOUR INTERVAL	1 m		
DRAWN	NME	DATE	04/06/2019
CHECKED	PWS	DATE	4/06/2019
APPROVED	SRS	DATE	4/06/2019

UDN

BRSS7381-030-6-2

Reconfiguring a Lot - One (1) Lot into Twelve (12) Lots and New Road



STATISTICS - STAGE 1C	
NUMBER OF LOTS	12
NEW ROAD LENGHT	95m
TOTAL LOT AREA	6574m ²
 NEW ROAD AREA	23m ²
 DEED AREA OF LOT 555 ON M33493 AREA OF PART OF LOT 329 ON CH31264 TOTAL SITE AREA	8094m ² 529m ² 8623m ²
NET DENSITY DWELLINGS PER/HA (12 LOTS) (LOTS/TOTAL AREA)	10 dwg/ha
NOMINATED LOT TYPE	
A	AUXILIARY UNIT LOT




NOTE: ALL DIMENSIONS AND AREAS ON THIS PLAN ARE SUBJECT TO SURVEY AND REQUIREMENTS FOR LODGEMENT OF SURVEY PLANS IN THE DEPARTMENT OF NATURAL RESOURCES, MINES AND ENERGY.

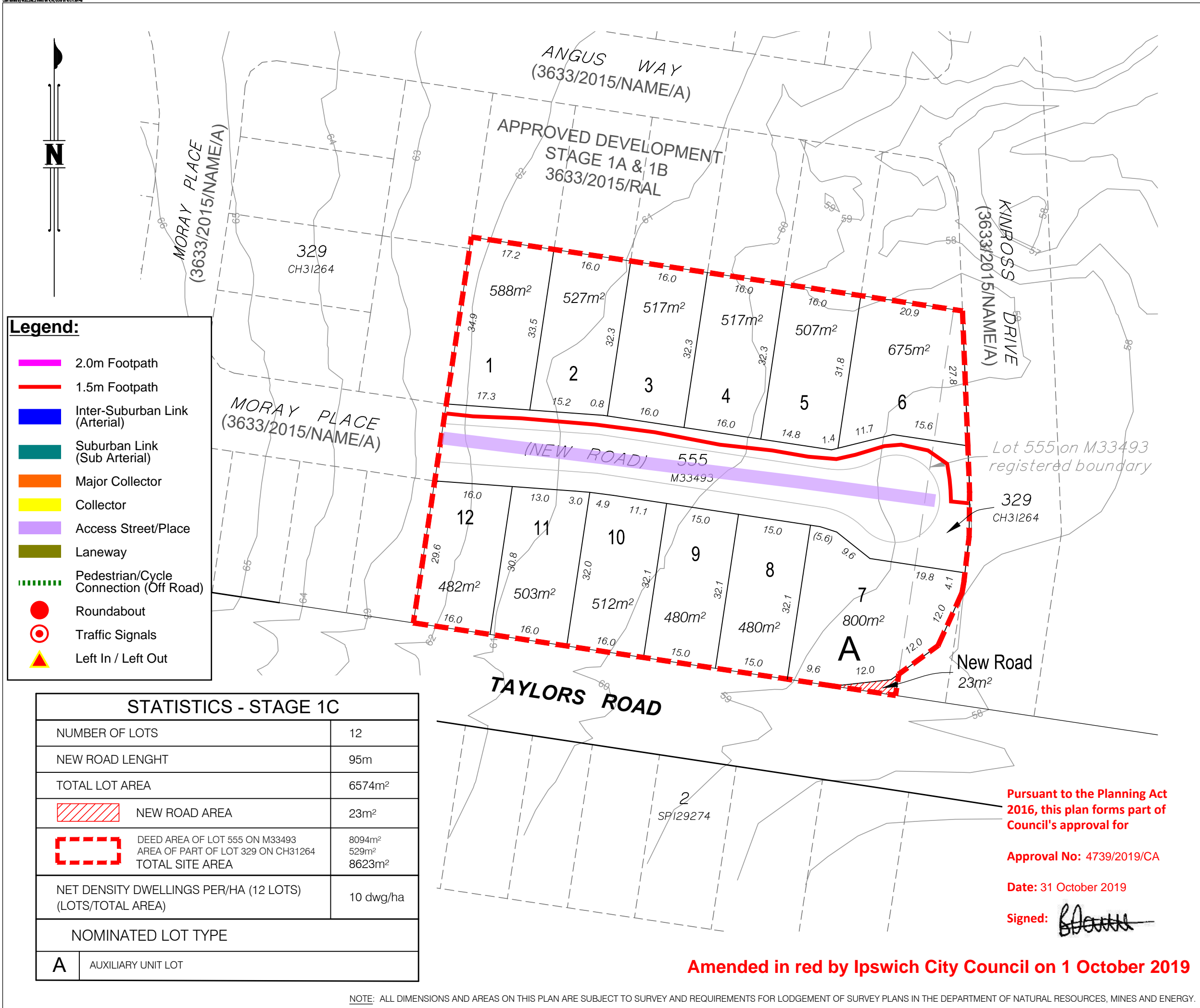
Pursuant to the Planning Act
2016, this plan forms part of
Council's approval for

Approval No: 4739/2019/CA

Date: 31 October 2019

Signed:

CLIENT RESIPROP PTY LTD				
PROJECT PROPOSED RECONFIGURATION OF PART OF LOT 329 ON CH31264 & LOT 555 ON M33493 (197 & 213 - 265 TAYLORS ROAD - WALLOON)				
LOCAL AUTHORITY IPSWICH CITY COUNCIL				
NOTES (i) This plan was prepared for the purpose and exclusive use of LENNIUM GROUP to accompany an application to IPSWICH CITY COUNCIL for approval to reconfigure the land described in this plan and is not to be used for any other purpose or by any other person or corporation. LandPartners Pty Ltd accepts no responsibility for any loss or damage suffered howsoever arising to any person or corporation who may use or rely on this plan in contravention of the terms of this clause or clauses (ii), (iii) or (iv) hereof. (ii) The contours shown in this plan are suitable only for the purposes of this application. The accuracy of the contours has not been verified and no reliance should be placed upon such contours for any other purpose other than the purpose of this application for reconfiguration. (iii) The dimensions, areas, number of lots, size and location of improvements & flood information (if shown) are approximate only and may vary. (iv) This plan may not be copied unless these notes are included.				
STAGE	No. OF LOTS	NEW ROAD	AREA OF PARK	TOTAL AREA
1C	12	95m	-	8623m ²
TOTAL	12	95m	-	8623m ²
SCALE BAR 10m 0 20 40m  SCALE 1:750 @ A3				
 LANDPARTNERS built environment consultants Brisbane Office Level 1 18 Little Cribb Street, Milton Qld 4064 PO Box 1399 Milton Qld 4064 p: (07) 3842 1000 f: (07) 3842 1001 e: info@landpartners.com.au w: www.landpartners.com.au				
 ISO 9001: FS 32593				
LEVEL DATUM		AHD		
LEVEL ORIGIN		ORIGIN		
CONTOUR INTERVAL		1 m		
COMPUTER FILE		BRSS7381-030-3-3		
DRAWN	NME	DATE	04/06/2019	
CHECKED	PWS	DATE	4/06/2019	
APPROVED	SRS	DATE	4/06/2019	
UDN		BRSS7381-030-4-3		



CLIENT

RESIPROP PTY LTD

PROJECT

Road and Footpath Hierarchy Plan

LOCAL AUTHORITY

IPSWICH CITY COUNCIL

NOTES

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SCALE BAR

10m 0 20 40m

SCALE 1:750 @ A3

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w: www.landpartners.com.au

LEVEL DATUM

AHD

LEVEL ORIGIN

ORIGIN

CONTOUR INTERVAL

1 m

COMPUTER FILE

BRSS7381-030-3-3

DRAWN

NME

DATE

04/06/2019

CHECKED

PWS

DATE

4/06/2019

APPROVED

SRS

DATE

4/06/2019

UDN

BRSS7381-030-4-3

Pursuant to the Planning Act 2016, this plan forms part of Council's approval for

Approval No: 4739/2019/CA

Date: 31 October 2019

Signed:

Amended in red by Ipswich City Council on 1 October 2019

SRS:JFB

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Specifications/Drawings

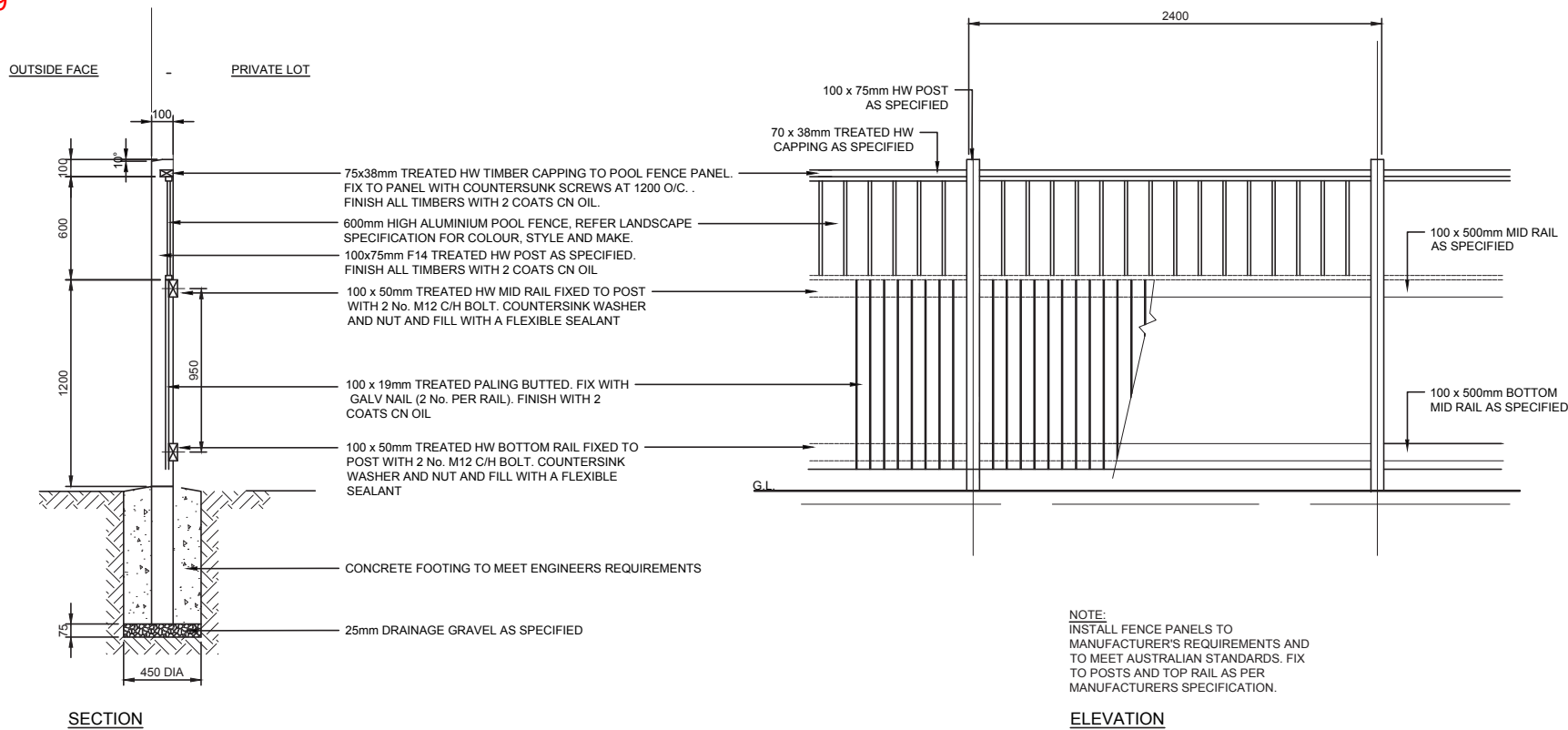
4.2 Taylors Road Frontage

prepared by: Aecom
submitted by: Landpartners
date: 25 July 2019

The road verge along Taylors Rd will function as a pedestrian footpath thoroughfare. In order to provide good amenity to the development frontage while also providing an effective and safe pedestrian pathway, visual surveillance shall be maintained between the houses and pedestrians.

Through installing a semi-transparent fence to the frontage, residents and pedestrians will be able to see through the fence while maintaining a degree of privacy and security.

Small shrubs and groundcovers less than 1500mm high are to be selected and installed as a soft buffer to the front of the fenceline to comply with sightline requirements and CPTED principles. Due to service conflicts in the Taylors Rd verge street tree planting opportunities may not be possible but will be proposed if opportunities arise in the detailed design.



Timber Finish

Dark Stained Timber Features prevent fading and discolouration while extending the life of the fence.



Fence Construction

Hardwood Post, Rail and capping, Treated Pine Palings and an aluminium transparent fence panel.



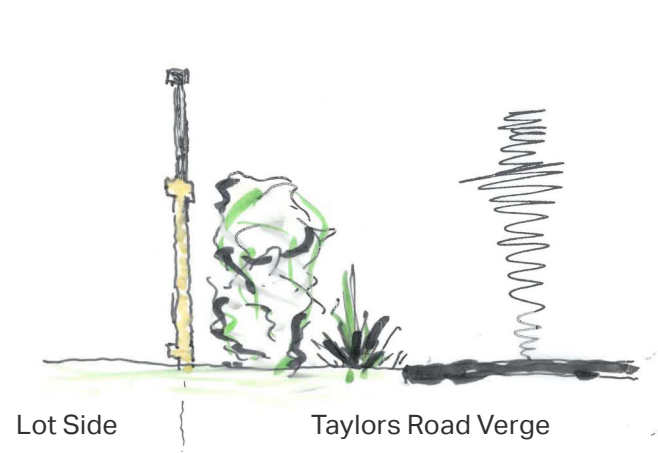
Buffer Planting

Mixed species of grasses and small shrubs to a maximum height of 1.5m to maintain visibility.



Typical Section

Visibility Maintained through transparent fence panel.



Pursuant to the Planning Act 2016, this plan forms part of Council's approval for

Approval No: 4739/2019/CA

Date: 31 October 2019

Signed:



Brisbane
Level 1, 18 Little Cribb Street
Milton QLD 4064
PO Box 1399
Milton QLD 4064
T: 61 7 3842 1000
F: 61 7 3842 1001

Your Ref: 4739/2019/CA
Our Ref: BRSS7381-030-1-17 PS
Date: 6 August 2019

ATTENTION: CHIEF EXECUTIVE OFFICER

C/- The Assessment Manager (Sandeep Nanjappa)
Ipswich City Council
PO Box 191
Ipswich QLD 4305

Via Email: plandev@ipswich.qld.gov.au
CC: Sandeep.Nanjappa@ipswich.qld.gov.au

Dear Sandeep,

RE: FURTHER INFORMATION REQUEST RESPONSE FOR COUNCIL APPLICATION NUMBER 4739/2019/CA SEEKING A PRELIMINARY APPROVAL INCLUDING A VARIATION REQUEST TO VARY THE EFFECT OF THE IPSWICH PLANNING SCHEME IN ACCORDANCE WITH SECTION 50(3) OF THE PLANNING ACT 2016 {IN ACCORDANCE WITH THE CONCEPT PLAN (FUTURE URBAN ZONE TO RESIDENTIAL LOW DENSITY (RL2) ZONE) AND SITE PLAN (CHANGES TO BUILDING SETBACKS)} OVER LOT 555 M33493 AND A DEVELOPMENT PERMIT FOR RECONFIGURING A LOT - ONE (1) LOT INTO TWELVE (12) LOTS AND NEW ROAD BEING STAGE 1C OF THE WALLOON HIGHLANDS DEVELOPMENT AT 197 AND 213 TAYLORS ROAD, WALLOON ON LAND DESCRIBED AS LOT 555 ON M33493 AND PART OF LOT 329 ON CH31264

We refer to the Ipswich City Council's further information request of 30 July 2019 in relation to the application specified in the subject line above. The following is a response to the information requested, prepared on behalf of the applicant, RESIPROP PTY LTD, in accordance with s13 of the *Development Assessment Rules*.

In response to the further information request from Council, the following information has been provided:

- **Appendix A:** Ultimate Roundabout Layout, prepared by SMEC; and
- **Appendix B:** Traffic Advices in Relation to Taylors Road Access Roundabout for the Site at 213 Taylors Road and 116-162 Grieves Road (Revised Traffic Report), prepared by Holland Traffic Consulting Pty Ltd.

Council should now continue the assessment of the proposed development as sufficient information has been provided addressing the matters raised in the information request.

1. Proposed Roundabout

The submitted Traffic Assessment prepared by Holland Traffic Consulting (dated 22 July 2019) in relation to the Taylor Road access roundabout is acknowledged. However, the applicant is requested to submit an amended traffic assessment prepared by a RPEQ to address the below:

- (a) The analysis assumes differing peak directional splits from the subject development site and the development to the south of Taylors Road (generally referred to as Waterlea). It is suggested that the assessment consider 75% of traffic entering/exiting the sites to/from the east, 20% of traffic entering/exiting the sites to/from the west and the remaining traffic moving north/south.*
- (b) Demonstrate the rationale behind the assumed through traffic volumes on Taylors Roads. If these volumes are associated with the future development further east on Taylors Roads, it is suggested that similar directional splits be applied as outlined in item 1(a) above.*
- (c) Provide amended turning templates which demonstrate the roundabout is designed to accommodate a 19.0m semi-trailer (which will likely be required for construction access to the site) and a 14.5m rigid bus.*

Applicant Response

Revised Ultimate Roundabout Layout plans prepared by SMEC and certified by an RPEQ, provides a response to the Proposed Roundabout issues. For further information, please refer to **Appendix A**.

A Revised Traffic Report prepared by Holland Transport Consulting Pty Ltd provides a response to the Proposed Roundabout issues. For further information, please refer to **Appendix B**.

Conclusion

On behalf of the applicant, RESIPROP PTY LTD, LandPartners Pty Ltd has provided all of the information requested by Council. Council is requested to continue with assessment of this application.

Should you require any additional information in relation to this application or wish to discuss any matter further, please contact Peter Strain of LandPartners Pty Ltd on phone number (07) 3842 1000.

Yours faithfully

LANDPARTNERS PTY LTD

P Strain

Peter Strain

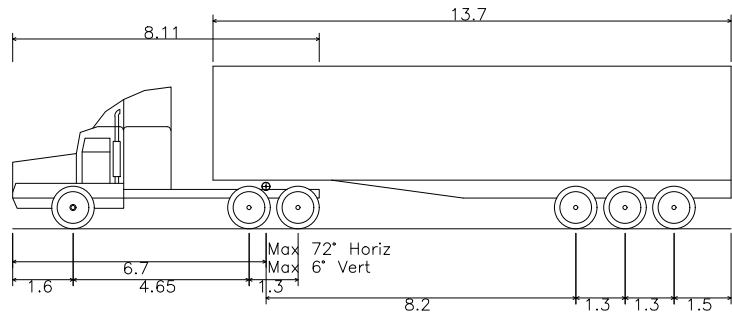
Town Planner

APPENDIX A

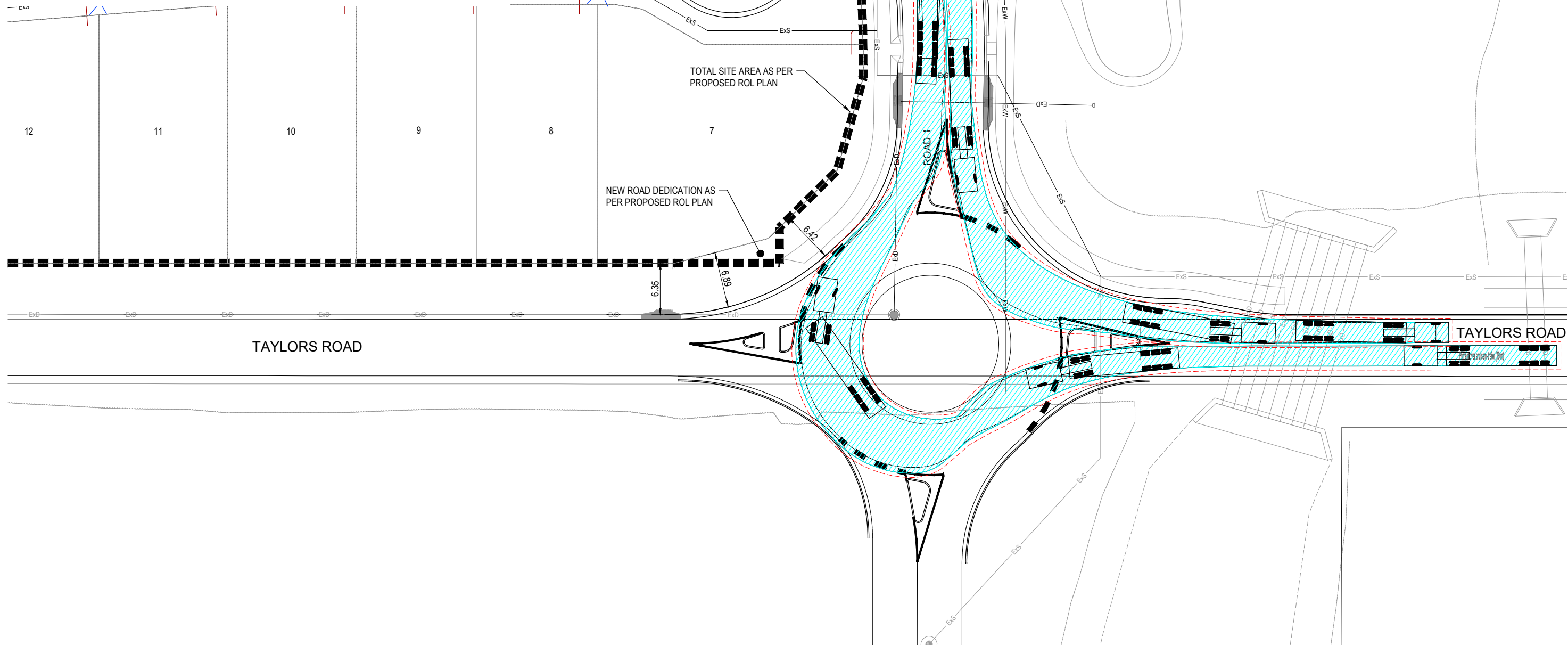
ULTIMATE ROUNDABOUT LAYOUT

Prepared by SMEC





Prime mover and semi-trailer (19 m)
Overall Length 19.000m
Overall Width 2.500m
Overall Body Height 4.300m
Min Body Ground Clearance 0.540m
Track Width 2.500m
Lock-to-lock time 6.00s
Curb to Curb Turning Radius 12.500m



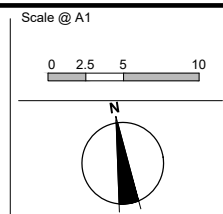
REVISION	DATE	DES/OFT	WVR	APPD
3	5/08/19	NF/JP	6	MF
2	31/07/19	NF/JP	5	MF
1	8/07/19	NF/JP	4	MF

Matthew Figg
RPEQ 19245

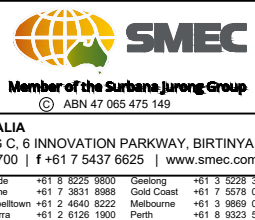
Principal
LENNIUM GROUP
Suite 12/2 Quamby Place
Noosa Heads QLD 4567

All setting out should be carried out in accordance with GAA/Council's standard drawings or as nominated on hard copy plans provided by SMEC. Any digital information supplied by this office is for information only. Any discrepancies should be discussed with the superintendent.

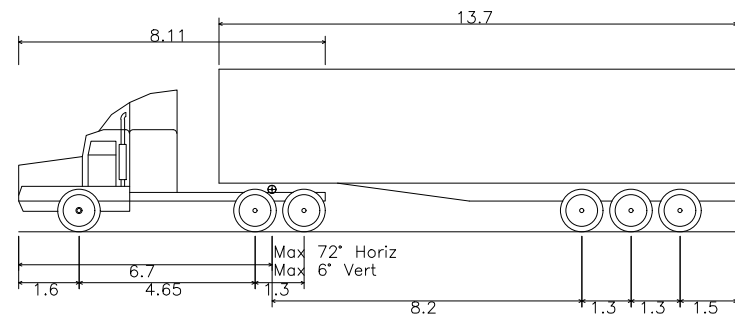
Project Leader
M.Figg
Designed
N.Flanders
Drawn
J.Price
Checked
M.Figg
Authorised
M.Figg
Date
July 2019



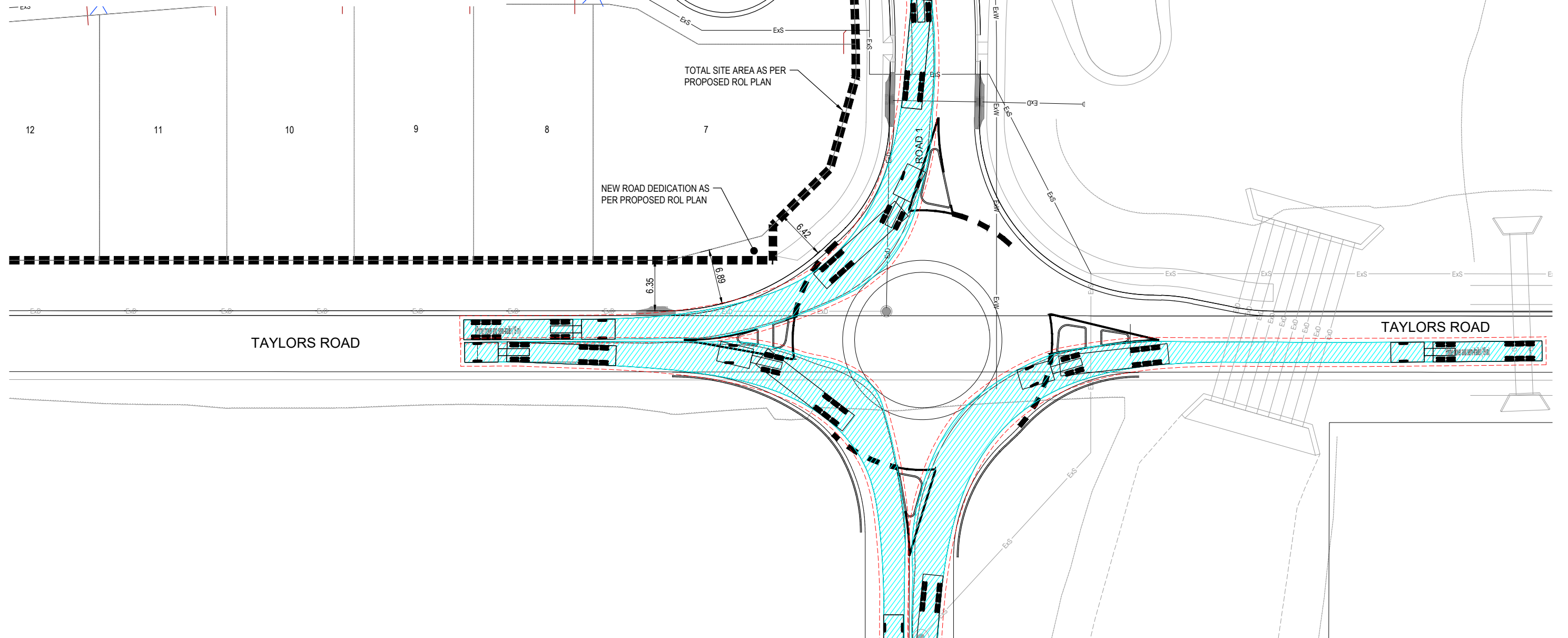
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ABN 47 065 475 149
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Highland Walloon, Taylors Road
Stage 1C
Ipswich City Council
Ultimate Roundabout Layout
And Turn Paths - Sheet 1
Drawing No. 30032066-02-SK-001
Dev. App. No.
Sheet No. 1 of 6
Issue for Information
Rev 3



Prime mover and semi-trailer (19 m)
Overall Length 19.000m
Overall Width 2.500m
Overall Body Height 4.300m
Min Body Ground Clearance 0.540m
Track Width 2.500m
Lock-to-lock time 6.00s
Curb to Curb Turning Radius 12.500m



REVISION	DATE	DES/OFT	WVR	APPD
2 Issue for Information	5/08/19	NF/JP	6	MF
1 Issue for Information	31/07/19	NF/JP	5	MF

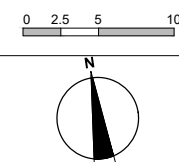
Matthew Figg
RPEQ 19245

Principal
LENNIUM GROUP
Suite 12/2 Quamby Place
Noosa Heads QLD 4567

All setting out should be carried out in accordance with GAA/Council's standard drawings or as nominated on hard copy plans provided by SMEC. Any digital information supplied by this office is for information only. Any discrepancies should be discussed with the superintendent.

Project Leader
M.Figg
Designed
N.Flanders
Drawn
J.Price
Checked
M.Figg
Authorised
M.Figg
Date
July 2019

Scale @ A1



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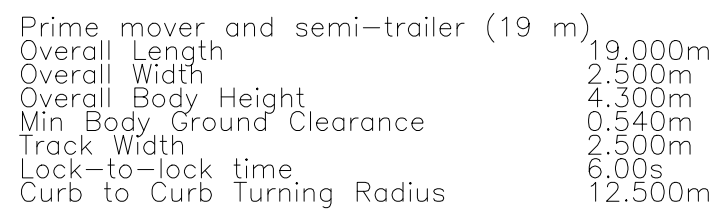
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
Highland Walloon, Taylors Road
Stage 1C
Ipswich City Council
Ultimate Roundabout Layout
And Turn Paths - Sheet 2
Drawing No. 30032066-02-SK-002 **Rev** 2
Dev. App. No.
Sheet No. 1 of 6

Issue for Information



2	Issue for Information	5/08/19	NF/JP	6	MF
1	Issue for Information	31/07/19	NF/JP	5	MF
	REVISION	DATE	DES/DFT	WVR	APPD

Matthew Figg
RPEQ 19245



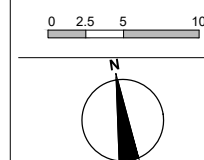
Principal

LENNIUM GROUP
Suite 12/2 Quamby Place
Noosa Heads QLD 4567

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Project Leader
M.Figg
Designed
N.Flanders
Drawn
J.Price
Checked
M.Figg
Authorised
M.Figg
Date
July 2019

Scale @ A1



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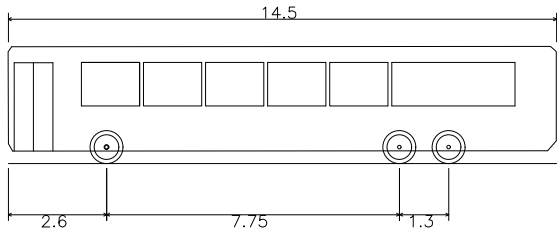


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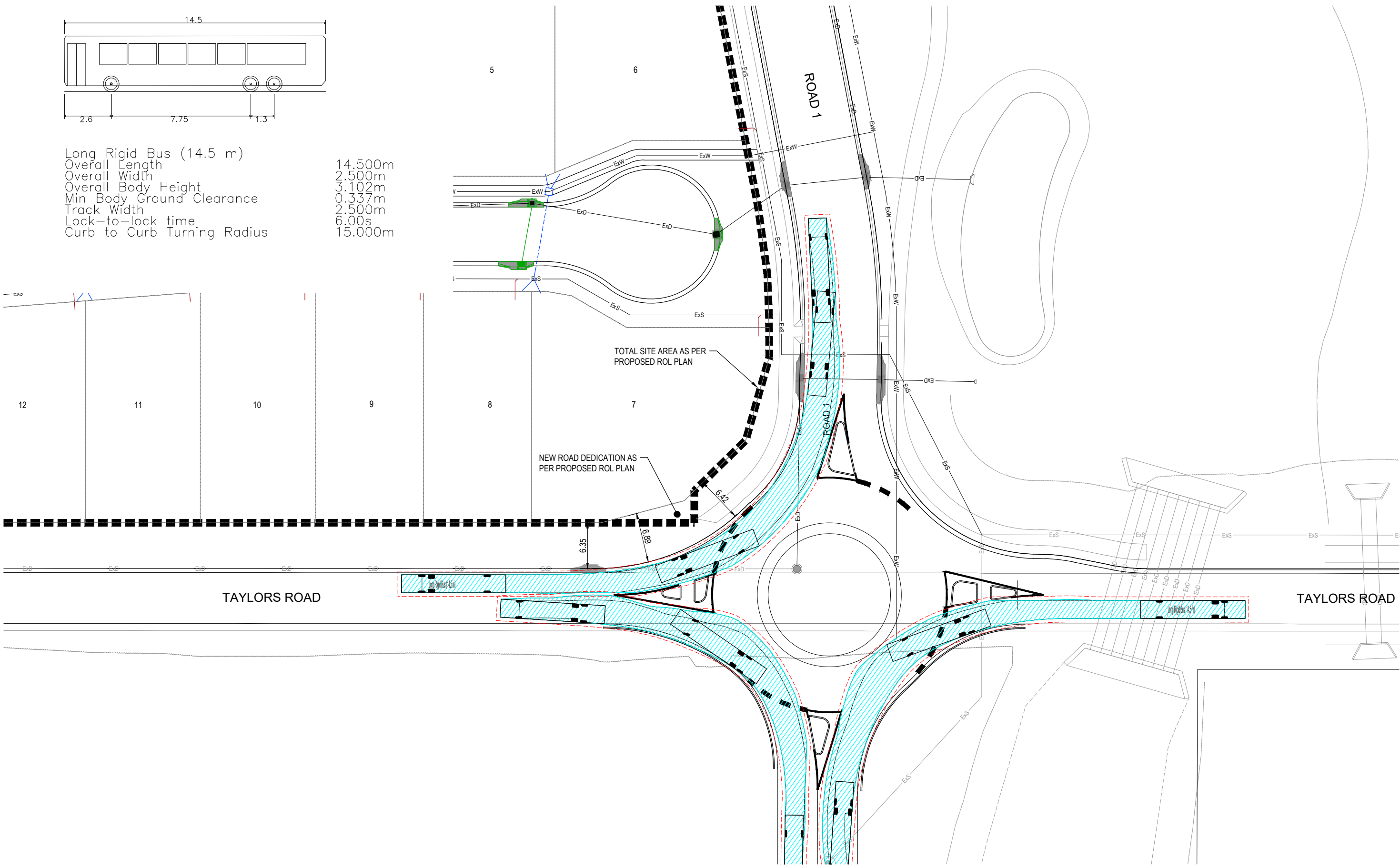
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Highland Walloon, Taylors Road
 Stage 1C
 Ipswich City Council
 Ultimate Roundabout Layout
 And Turn Paths - Sheet 3
Drawing No. 30032066-02-SK-003 **Rev** 2
Dev. App. No.
 Sheet No. 1 of 6

Issue for Information



Long Rigid Bus (14.5 m)
Overall Length 14.500m
Overall Width 2.500m
Overall Body Height 3.102m
Min Body Ground Clearance 0.337m
Track Width 2.500m
Lock-to-lock time 6.00s
Curb to Curb Turning Radius 15.000m



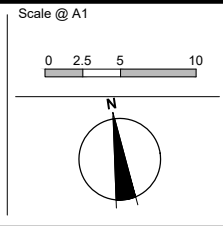
REVISION	DATE	DES/OFT	WVR	APPD
2	Issue for Information	5/08/19	NF/JF	6 MF
1	Issue for Information	31/07/19	NF/JF	5 MF

Matthew Figg
RPEQ 19245

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Drawn
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M.Figg
Authorised
M.Figg
Date
July 2019



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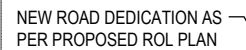
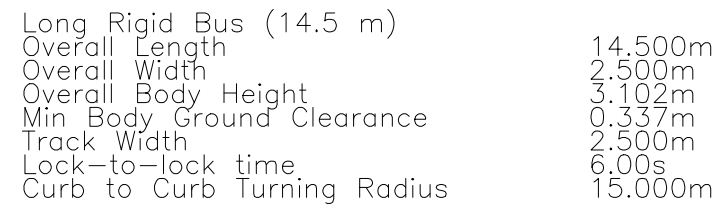
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
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Highland Walloon, Taylors Road
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And Turn Paths - Sheet 4
Drawing No. 30032066-02-SK-004
Dev. App. No.
Sheet No. 1 of 6

Rev 2
Issue for Information

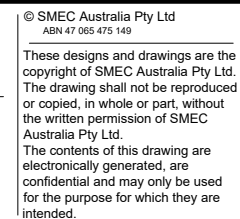


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RPEQ 19245

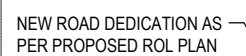
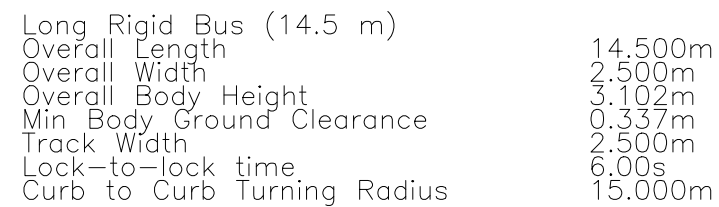


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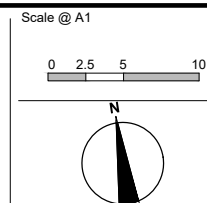
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 And Turn Paths - Sheet 6
Drawing No. 30032066-02-SK-006 **Rev** 1
Dev. App. No.
 Sheet No. 1 of 6

Issue for Information

Our Ref: 18S59.5.SAH

Date: 2 August 2019

Lennium Group
By Email

Attention Mr Ian Worthington

Dear Sir

Walloon: Traffic advices in relation to Taylor Road access roundabout for the site at 213 Taylor Road and 116 – 162 Grieves Road

1.0 Introduction

HTC have been requested by Lennium Group to undertake a preliminary assessment of traffic impacts at the Taylor Road site access roundabout, arising from the proposed development of 1050 residential allotments at Taylors Road, Walloon. It is noted there is planned residential development in the surrounding area which has been included in the analysis.

The site locality and the location of the intersection identified for assessment are shown in Figure 1, which uses Ipswich City Council's "Walloon Thagoona Strategic Road and Rail Network" map as a base.

The report is in response to an RFI issued by the ICC in relation to an 11-lot subdivision adjoining the proposed Taylor Road access roundabout. The purpose of the report is to assess whether a single lane roundabout would be sufficient and compatible with the land provision for that single lane roundabout proposed from the corner of that 11-lot subdivision.

In light of the fact there is no approved masterplan for the site with supporting traffic assessments, the purpose of the report is to demonstrate that a single lane roundabout will be adequate in a "worst case" scenario whereby the following conservative assumptions have been made:

- i) There is no second entry onto Taylors Road from the proposed development.
- ii) There will be no traffic filtering to the east through the future adjoining development.
- iii) The proposed development will have 1050 lots as per the preliminary MCU.
- iv) A relatively high traffic generation rate of 0.8 vehicles per hour per lot.

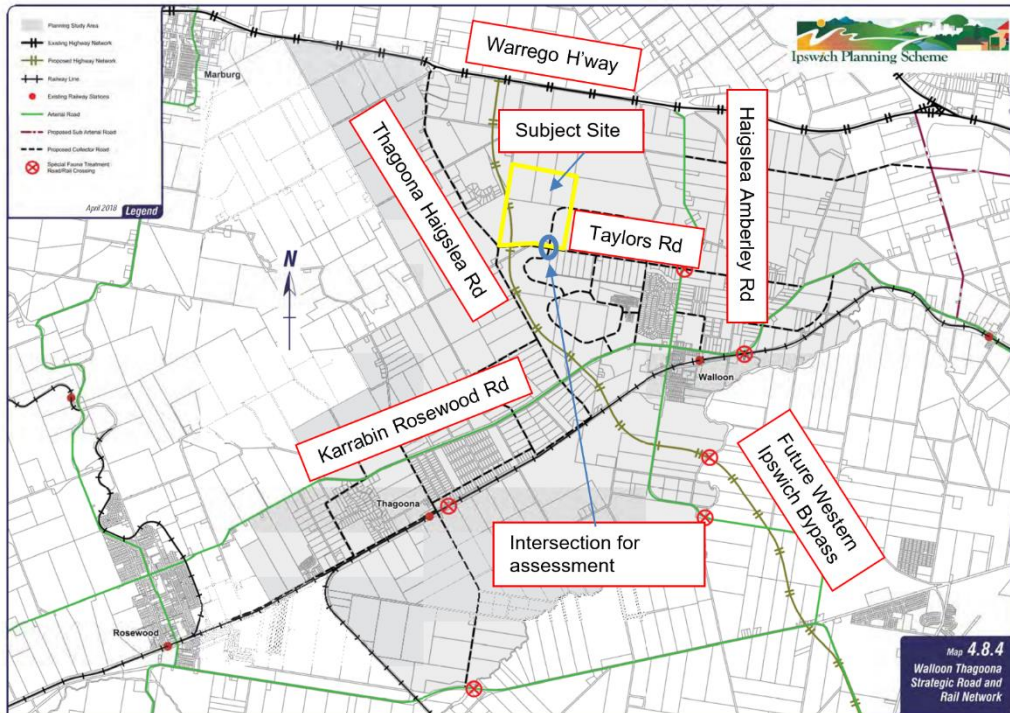


Figure 1: Site locality and location of intersection identified for assessment

2.0 Planning Context

An extract from the Walloon Thagoona Land Use Concept Master Plan drawing from the Ipswich City Council Planning Scheme is depicted in Figure 2. This indicates planned residential development in the area that will introduce traffic to the proposed roundabout. This includes 1500 lots in the Waterlea development and an assumed 1800 lots for future developments east of the site.

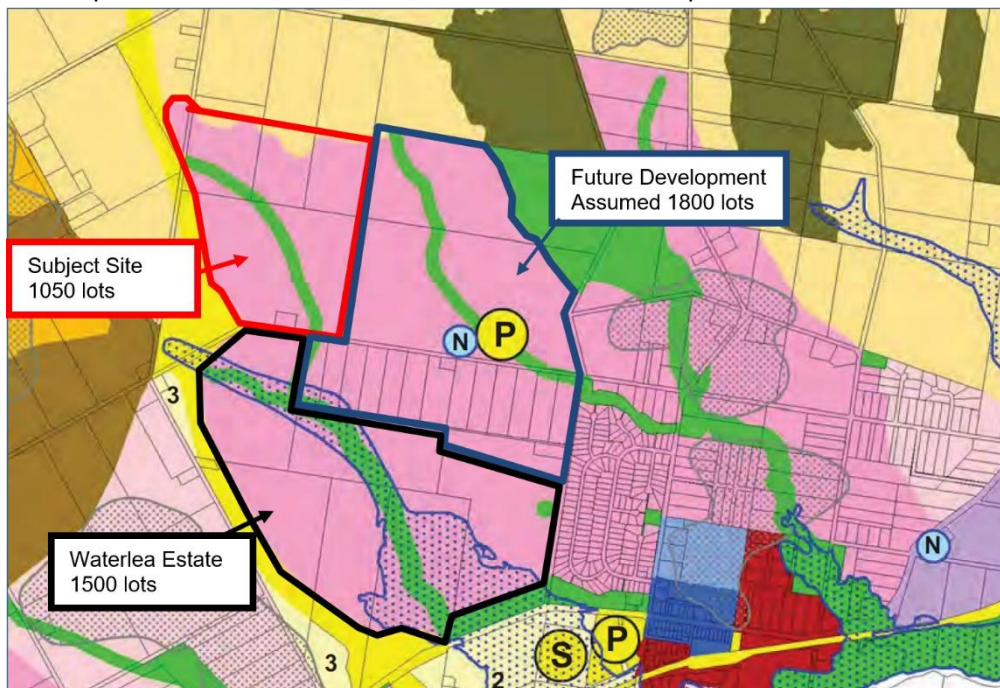


Figure 2- Extract of Ipswich City Council Planning Scheme

3.0 Predicted Peak Hour Traffic Volumes

In assessing the directional distribution of site generated traffic, a review of previous reporting by Cardno (report dated February 2006 for development of the subject site), and QTraffic (report dated 27 May 2016 for the Waterlea Estate development) has been undertaken. The directional distribution assumed in each of those reports, and the directional distribution assumed in this assessment, are summarised in Table 1.

Table 1: Directional distribution of generated traffic from previous reports and that adopted in this assessment

Destination	Cardno (Feb 2006)	QTraffic (May 2016)	This assessment
Warrego Highway (west)	15%	15%	15%
Warrego Highway (east)	30%	20%	25%
Rosewood	20%	5%	10%
Ipswich	25%)	25%
Walloon	10%) 60%	25%

As generally indicated in Table 1 above, 75% of traffic is predicted to be oriented towards the east and 25% is oriented to the west. It is noted that planned schools and local shops are all located in the east, including a planned primary school and neighbourhood centre on Taylors Road.

It is also noted that there is a proposed WIB interchange at the western end of Taylors Road which the DTMR still holds as a formal position. However, recent communication with TMR indicates that their current informal position is that the interchange will not occur, and that Taylors road will pass over the WIB without connecting to it.

3.1 Subject Site Traffic

It has been assumed for a conservative assessment, that all traffic associated with the proposed development would utilise the proposed roundabout, rather than use the other access proposed to the west, or to filter out through future development to the east.

For the intersection capacity assessment, it has been assumed that residential development at the subject site would generate peak hour traffic flows at a rate of 0.8 vehicles per hour per lot, with a 70/30 directional split. It is noted that other traffic reports for developments in the area have adopted a rate of 0.6 vph/lot.

Based on the above, the 1050 lots of the proposed development would generate peak hour traffic flows of 840 vph, all conservatively using the Taylor Road access roundabout, with 588 vph departing and 252 vph returning in the AM peak and vice versa in the PM peak.

Traffic associated with the proposed development has been assumed to use the proposed roundabout as follows:

- (i) 25% would be associated with the travel to the west along Taylors Road.
- (ii) 75% would be associated with travel to the east along Taylors Road.
- (iii) A very small portion would be associated with travelling between Waterlea Estate and the subject site.

It is noted that site generated traffic oriented to/from the Walloon township would use Taylors Road rather than the internal road network through Waterlea Estate due to the numerous 90-degree bends and low speed environment on that Waterlea route, as deduced from inspection of Figure 3.

3.2 Waterlea Estate

For Waterlea Estate traffic generation, review of the prepared traffic report conducted by Q Traffic, dated May 2016, indicates 2378 vpd were predicted to use the southern leg of the proposed roundabout as shown in Figure 3. It is thus conservatively assumed that 270 vehicles per hour would use the southern leg of the proposed roundabout.

It is therefore predicted that 189 vph will depart Waterlea Estate via the proposed roundabout and 81 vph will return during the AM peak, and vice versa during the PM peak.

For the distribution of Waterlea traffic at the roundabout, it was originally assumed that a significant proportion of traffic would be travelling west rather than east at the proposed intersection, due to the fact that most Waterlea Estate traffic oriented towards the east would use the access onto Rohl Road rather than the Taylors Rd access, as deduced from inspection of Figure 3.

However, based on discussion with ICC officers it has been assumed that the Waterlea traffic on the southern leg of the Taylors Road roundabout would be oriented 75% toward the east and 25% toward the west, plus a small portion travelling through to the proposed development.

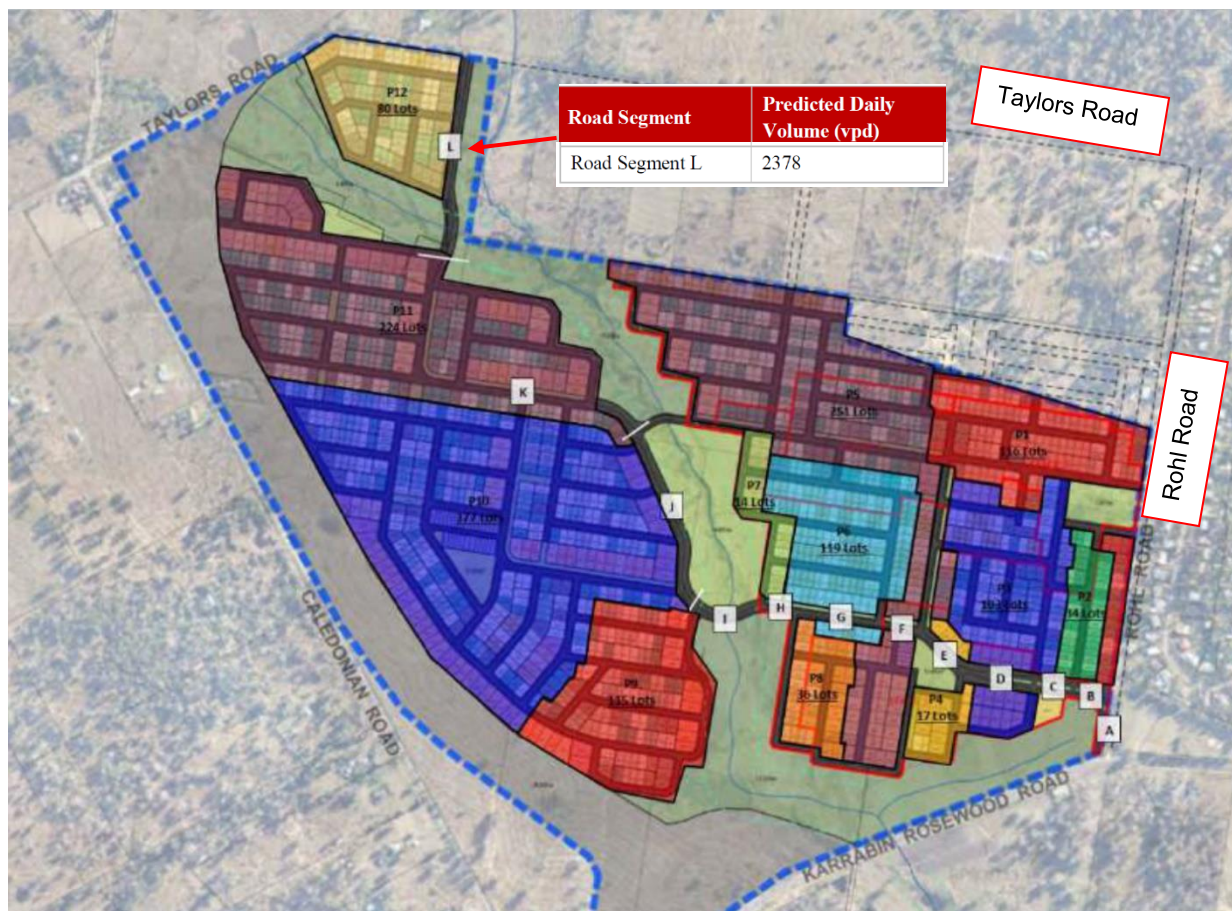


Figure 3: Waterlea Estate development layout and predicted volumes from the QTraffic report

3.3 Other future development traffic – through traffic on Taylors Road at the roundabout

It has been conservatively estimated that there would be 1800 lots assigned to the future development east of the subject site in the area shown in Figures 2 and 4. Using the traffic distributions outlined above, it was assumed that 25 % of the traffic associated with those future developments would use the proposed Taylor Road roundabout for travel to/from the west along Taylors Road (refer Figure 4), with the balance 75% travelling east and thus not travelling through the proposed roundabout.

Based on the above, it is predicted that the future development area would introduce 360 vph would east/west along Taylor Road through the proposed roundabout, with 252 vph heading west and 108 vph heading east in the AM peak, and vice versa during the PM peak. An increase of a further 50% on these through traffic volumes has been assumed to obtain a conservative result. It is noted that traffic counts indicate that existing Taylor Road traffic flows at the roundabout location are negligible.

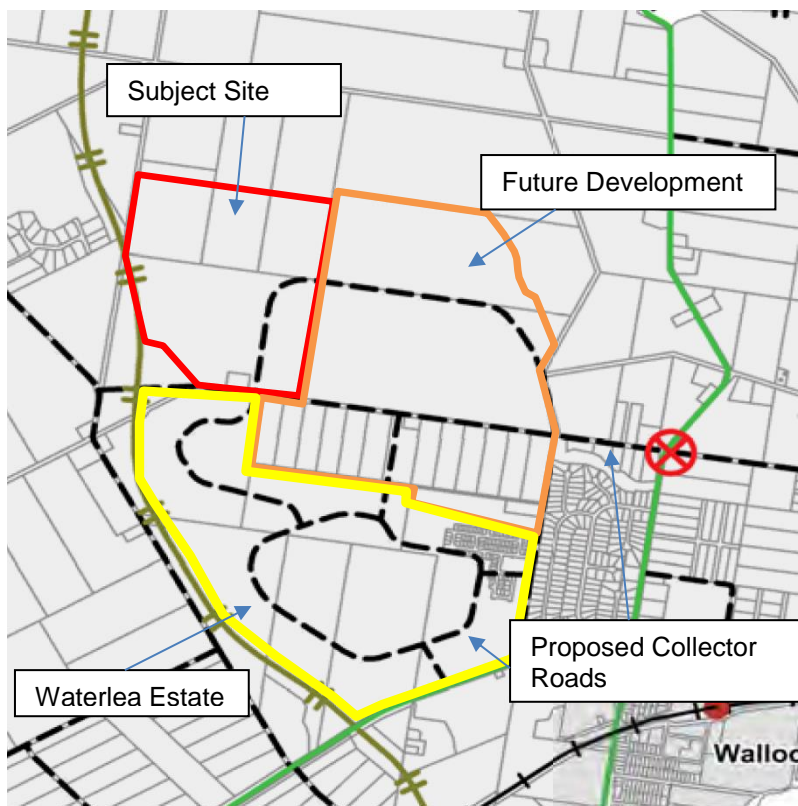
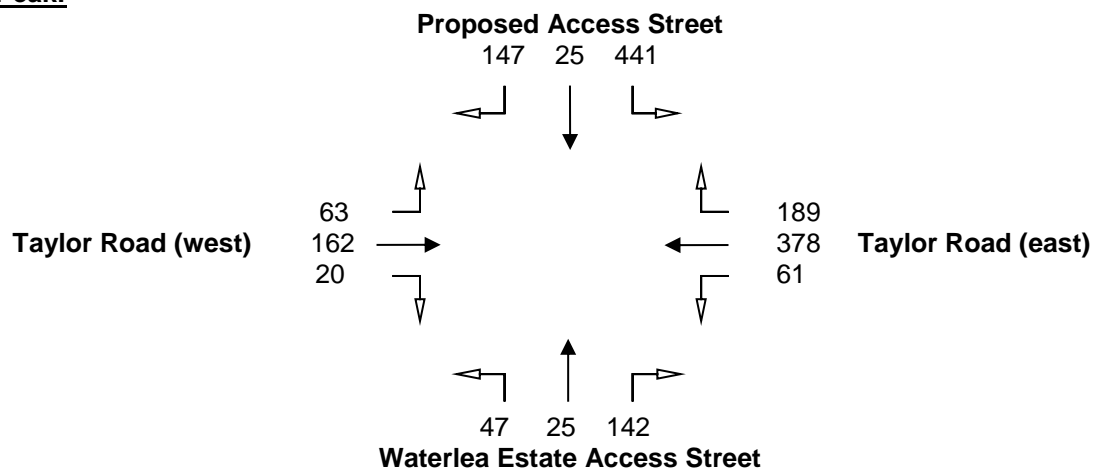


Figure 4: Planned area road network

3.4 Predicted longer term traffic volumes

On the above basis, predicted longer term, conservatively derived peak hour traffic flows at the Taylor Road site access roundabout are depicted in Figure 5.

AM Peak:



PM Peak:

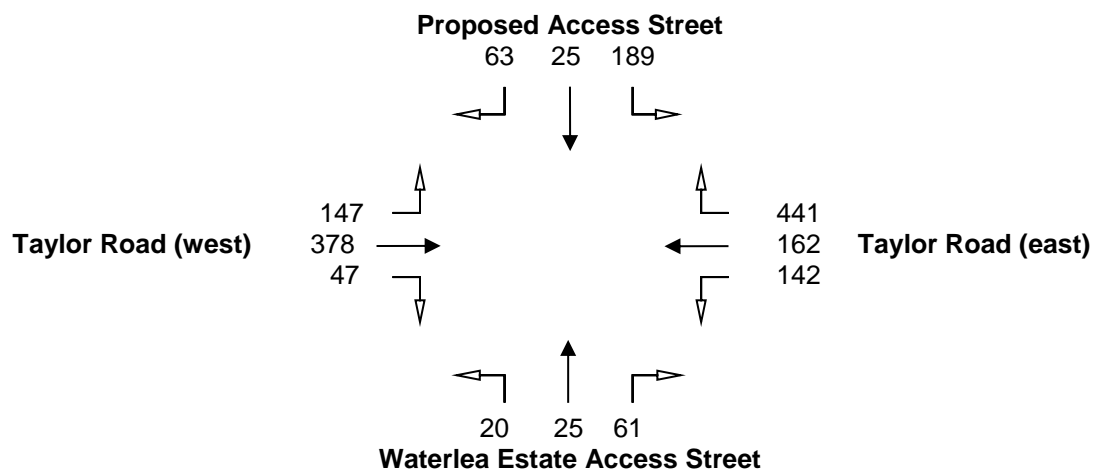


Figure 5: Predicted development peak hour traffic flows at the proposed intersection

4.0 Roundabout Capacity Analysis

The layout for the Taylors Road site access roundabout used in the capacity analysis is depicted schematically in Figure 6.

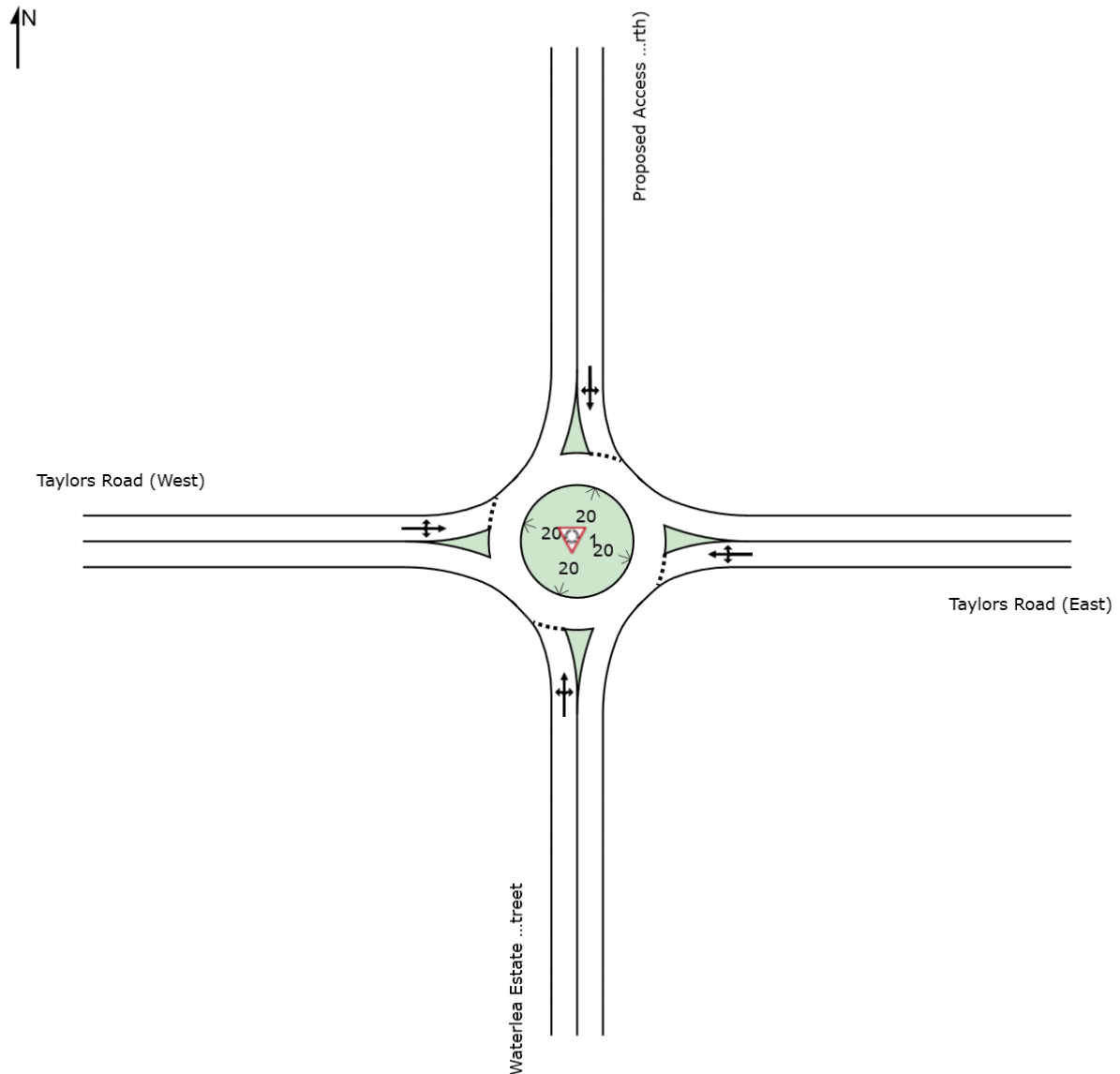


Figure 6: Taylors Road site access roundabout schematic

Capacity analysis of the intersection layout depicted above, using the Sidra package with default settings, with an assumed 2% heavy vehicle proportion, indicates satisfactory operation, as depicted in Table 2. Lane summary output from the Sidra analysis is attached at Appendix A.

Table 2: Sidra summary output

Intersection	Intersection Degree of Saturation	
	AM peak	PM peak
Access Roundabout	0.61	0.71

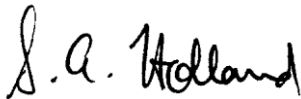
It is highlighted that the roundabout traffic volume projections are conservative for the following reasons:

- i) A relatively high traffic generation rate has been adopted.
- ii) It was assumed that the proposed development will contain 1050 lots, as per the preliminary MCU.
- iii) It has been assumed that all traffic associated with the subject site would travel through the proposed roundabout, when in fact, a large proportion of site traffic would not, instead using the second access to the west, and with large parts of the site filtering out through the future development to the east.

5.0 Conclusion

This report has assessed the Taylor Road site access roundabout, based on a “worst case” scenario analysis with conservatively estimated longer term traffic flows. It is concluded that the proposed single lane roundabout would operate in a satisfactory manner.

Yours faithfully
HOLLAND TRAFFIC CONSULTING PTY LTD



S A HOLLAND
RPEQ 05611

APPENDIX A: SIDRA LANE SUMMARY OUTPUT FOR THE TAYLOR ROAD SITE ACCESS ROUNDABOUT

LANE SUMMARY

 Site: 1 [Taylors Road Site Access Roundabout AM]

New Site
Site Category: (None)
Roundabout

Lane Use and Performance													
	Demand Total veh/h	Flows HV %	Cap. veh/h	Deg. Satn v/c	Lane Util. %	Average Delay sec	Level of Service	95% Back of Queue Veh	Dist m	Lane Config	Lane Length m	Cap. Adj. %	Prob. Block. %
South: Waterlea Estate Access Street													
Lane 1 ^d	225	2.0	698	0.323	100	12.4	LOS B	2.2	15.7	Full	500	0.0	0.0
Approach	225	2.0		0.323		12.4	LOS B	2.2	15.7				
East: Taylors Road (East)													
Lane 1 ^d	661	2.0	1199	0.552	100	7.0	LOS A	4.9	34.6	Full	500	0.0	0.0
Approach	661	2.0		0.552		7.0	LOS A	4.9	34.6				
North: Proposed Access Road (North)													
Lane 1 ^d	645	2.0	1056	0.611	100	8.7	LOS A	5.8	41.0	Full	500	0.0	0.0
Approach	645	2.0		0.611		8.7	LOS A	5.8	41.0				
West: Taylors Road (West)													
Lane 1 ^d	258	2.0	1001	0.258	100	6.6	LOS A	1.6	11.1	Full	500	0.0	0.0
Approach	258	2.0		0.258		6.6	LOS A	1.6	11.1				
Intersection	1789	2.0		0.611		8.2	LOS A	5.8	41.0				

Site Level of Service (LOS) Method: Delay (SIDRA). Site LOS Method is specified in the Parameter Settings dialog (Site tab).

Roundabout LOS Method: SIDRA Roundabout LOS.

Lane LOS values are based on average delay per lane.

Intersection and Approach LOS values are based on average delay for all lanes.

Roundabout Capacity Model: SIDRA Standard.

SIDRA Standard Delay Model is used. Control Delay includes Geometric Delay.

Gap-Acceptance Capacity: SIDRA Standard (Akçelik M3D).

HV (%) values are calculated for All Movement Classes of All Heavy Vehicle Model Designation.

^d Dominant lane on roundabout approach

LANE SUMMARY

 Site: 1 [Taylors Road Site Access Roundabout PM]

New Site
Site Category: (None)
Roundabout

Lane Use and Performance													
	Demand Total veh/h	Flows HV %	Cap. veh/h	Deg. Satn v/c	Lane Util. %	Average Delay sec	Level of Service	95% Back of Queue Veh	Dist m	Lane Config	Lane Length m	Cap. Adj. %	Prob. Block. %
South: Proposed Access Road (South)													
Lane 1 ^d	112	2.0	738	0.151	100	11.0	LOS B	1.0	6.8	Full	500	0.0	0.0
Approach	112	2.0		0.151		11.0	LOS B	1.0	6.8				
East: Taylors Road (East)													
Lane 1 ^d	784	2.0	1312	0.598	100	8.0	LOS A	5.7	40.6	Full	500	0.0	0.0
Approach	784	2.0		0.598		8.0	LOS A	5.7	40.6				
North: Proposed Access Road (North)													
Lane 1 ^d	292	2.0	843	0.346	100	8.3	LOS A	2.5	17.5	Full	500	0.0	0.0
Approach	292	2.0		0.346		8.3	LOS A	2.5	17.5				
West: Taylors Road (West)													
Lane 1 ^d	602	2.0	854	0.705	100	13.2	LOS B	8.5	60.8	Full	500	0.0	0.0
Approach	602	2.0		0.705		13.2	LOS B	8.5	60.8				
Intersection	1789	2.0		0.705		10.0	LOS A	8.5	60.8				

4. Referral Agencies

The referral agencies for this application are:

Referral Agency	Referral Role	Aspect of Development Requiring Referral	Address
Department of State Development, Manufacturing, Infrastructure and Planning	Concurrence	<ul style="list-style-type: none">▪ Schedule 10, Part 9, Division 4, Subdivision 2, Table 2, Item 1 (Planning Regulation 2017)▪ Development application for reconfiguring a lot on premises that is a future state transport corridor Schedule 10, Part 9, Division 4, Subdivision 2, Table 4, Item 1 (Planning Regulation 2017)	Ipswich SARA Office Post: PO BOX 129, IPSWICH QLD 4305 Email: IpswichSARA@dsdm ip.qld.gov.au Ph: 07 3432 2413

Refer to Attachment D for Referral Agency conditions.

5. Variation Approval

A preliminary approval which includes a Variation Approval is given and the Assessment Manager has approved a variation to the local planning instruments namely *Ipswich Planning Scheme 2006*.

The variation to the local planning instrument approved permits the following:

- Change Future Urban zoned land over Lot 555 M33493 to Residential Low Density (RL2) Zone) zoned land; and
- Modify the Acceptable/Probable Solutions for '*Design and Siting of Buildings and Structures*' for a Single Residential Uses over Lot 555 M33493, for the minimum road setback to be 4.0m to a building and 5.5m to a garage/carport.

6. Further Development Permits

Further development permits, as required by the *Planning Act 2016*, must be obtained before the development can be carried out in respect of any material change of use, reconfiguring a lot, operational works, building works and plumbing works in relation to this approval prior to the *commencement of works/use and/or signing of the plan of subdivision* pursuant to the *Planning Act 2016*.

7. Environmental Authority

Not applicable to this decision.

8. Properly Made Submissions

There was one (1) properly made submission about the application received from the following submitters.

Name of principal submitter	Residential or business address	Electronic address (if provided)
Rosemaree Thomasson	26 Daisy Blair Lane WALLOON QUEENSALND 4306	rosemareethomasson@bigpond.com

9. Currency period for the approval (section 85 of the *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*.

10. When approval lapses if development started but not completed— variation approval

In accordance with section 88(2) of the *Planning Act 2016*, the variation approval for development lapses to the extent the development is not completed within Ten (10) years.

11. Other requirements under section 43 of the *Planning Regulation 2017*

Not applicable to this decision.

12. Trunk Infrastructure

Not applicable to this decision.

13. Infrastructure Charges

- (a) Council will give an infrastructure charges notice for this development (Reconfiguration of a lot component) pursuant to section 119 of the *Planning Act 2016*.
- (b) From 1 July 2014, the Central SEQ Distributor-Retailer Authority (QUU) will issue all Infrastructure Charges Notices for charges relating to water and wastewater. For further information, it is recommended that you contact QUU’s developer customer service team on (07) 3432 2200.

14. Submitting Change Representations to Request a Negotiated Decision Notice

In accordance with section 75 of the *Planning Act 2016*, the applicant may submit change representations to request a negotiated decision notice, during the applicant’s appeal period, about changing a matter in the development approval (other than a matter stated because of a referral agency response or a development condition imposed under a direction by the Minister).

The applicant's appeal period is 20 business days, and any change representations must be submitted and assessed during this time, unless the applicant suspends the appeal period. To ensure both the applicant and the assessment manager have sufficient time to consider the change representations, it is recommended that the applicant suspend the appeal period (refer to section 75(2) of the Planning Act 2016) prior to submitting their change representations. This will allow an additional 20 business days for the applicant to submit their change representations, if required, and up to 20 business days for the assessment manager to consider the representations from the date the change representations are received.

Ipswich City Council does not charge an application fee for the submission of change representations.

For more information, please refer to the State Government's fact sheet on Change Representations: <https://dilgpprd.blob.core.windows.net/general/factsheet-change-representations.pdf>.

15. 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 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.

Submitter's appeal rights

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

- the decision to give a development approval; or
- the decision to give an approval for a change application; or

- a provision of a development approval; or
- a failure to include a provision in the development approval.

An appeal may be made to the extent that the decision or matter relates to, as applicable:

- any part of the development application 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.

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

Attachment A

Assessment Manager's Conditions

File No: 4739/2019/CA

Location: 197 Taylors Road, WALLOON QLD 4306 (Lot 555 M33493)

Proposal:

Preliminary Approval including a Variation Request to vary the effect of the Ipswich Planning Scheme in accordance with section 50(3) of the Planning Act 2016 {in accordance with the Concept Plan (Future Urban Zone to Residential Low Density (RL2) Zone) and Site Plan (Changes to Building Setbacks)} over Lot 555 M33493

Assessment Manager (Ipswich City Council) Conditions **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
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1.	Basis of Preliminary 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 and at all times thereafter.</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>At all times after the approval is granted.</p>
3.	Effect of the Variation Approval	
	<p>In accordance with section 43(7) of the <i>Planning Act 2016</i>, this Variation Approval applies only to land contained within Lot 555 M33493.</p>	<p>At all times after the approval is granted.</p>
	<p>In accordance with section 43(7) of the <i>Planning Act 2016</i> the Variation Approval does not change the Level of Assessment, the Assessment Process, or the Planning Scheme designation of land not included in this Variation Approval area or land not included within this approval.</p>	<p>At all times after the approval is granted.</p>

4.	Development Pursuant to Variation Approval	
(a)	All development pursuant to this Variation Approval must be undertaken generally in accordance with the zoning shown on the approved Concept Plan outlined in part 3 of the Decision Notice unless varied by a development permit.	At all times after the approval is granted.
(b)	All development within the area identified as ' <i>Residential Low Density Zone (Sub Area R12)</i> ' on the approved Concept Plan outlined in Part 3 of the Decision Notice is subject to the level of assessment in Part 4 – Urban Areas, Division 5 – Residential Low Density Zone, Table 4.5.1 of the <i>Ipswich Planning Scheme 2006</i> (as applicable at the date of this decision notice).	At all times after the approval is granted.
(c)	<p>Any application for development determined pursuant to this Variation Approval must demonstrate compliance with the conditions of this approval, and the Development Codes, the Development Constraint Overlays Codes and Planning Scheme Policies contained within <i>Ipswich Planning Scheme 2006</i>, other than the proposed variation to the Single Residential Use setbacks as detailed on the approved Site Plan (Change to Building Setbacks) outlined in Part 3 of the Decision Notice.</p> <p>Where there is an inconsistency between the Ipswich Planning Scheme and the terms and conditions of this Development Approval, the terms and conditions of the Development Approval prevail.</p>	At all times after the approval is granted.

5.	Infrastructure Contributions Applicable to Future Development Pursuant to Variation Approval	
	The applicant must pay infrastructure contributions in accordance with the relevant legislation, regulation, adopted resolution, or policies in force at the date when development permits for the development pursuant to this Variation Approval are granted.	At all times after the approval is granted.

6.	Locality References	
(a)	The applicant must ensure any place name, estate name or development name used in respect of this development in any form of advertising or communication (excluding a reference to a building, structure or the like and excluding minor, subsidiary signage within a development to Council's satisfaction) must specify the relevant, approved place name under the <i>Place Names Act 1994</i> and must comply with the following:	At all times after the approval is granted.

	<p>(i) be in the same colour, background colour, typeface, font, font characteristics and character spacing as the place/estate/development name</p> <p>(ii) be in lettering at least 50% of the size of the place/estate/development name</p> <p>(iii) be in the same orientation as the place/estate/development name</p> <p>(iv) be in either title case or all in upper case.</p>	
(b)	The applicant must not at any time refer to the location of the site or the development, including the place or estate, as being located in Brisbane or a Brisbane suburb or in the metropolitan area or in the western suburbs (excluding the western suburbs of Ipswich as determined by Council in writing from time to time).	At all times after the approval is granted.

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.	Flooding
	The subject site is partially inundated by the 1 in 20 development line and the Adopted Flood Regulation Line. Council, and its servants and agents, accept no liability or responsibility for any loss or damage to person or property of whatever nature or however caused as the direct or indirect consequence of the granting of the approval herein contained. Such approval has been granted at the request of the applicant and in reliance of information submitted by the applicant in support thereof.
2.	Section 73 of the Planning Act 2016
	Pursuant to <i>Section 73 of the Planning Act 2016</i> , a development approval including any conditions of approval is binding on the owner, the owner's successor in title and any occupier of the land.
3.	Indigenous Cultural Heritage
	<p>The Applicant is advised to ensure that any development obligations pursuant to the provisions of the Aboriginal Cultural Heritage Act 2003, the <i>Planning Act 2016</i> and the <i>Planning Regulation 2017</i> are complied with in respect to the proposed development. Applicants, developers and landowners have a duty of care under the legislation where items of cultural heritage significance are located, even if those items have not been previously recorded in a database.</p> <p>For more information, the applicant may seek information from the Registered Aboriginal Cultural Heritage Body for the Ipswich Region (Jagera Daran Pty Ltd), the cultural heritage database, or seek the advice of the Department of Aboriginal and Torres Strait Islander and Multicultural Affairs.</p>

Attachment B
Assessment Manager's Conditions
File No: 4739/2019/CA
Location:
197 Taylors Road, WALLOON QLD 4306
213 Taylors Road, WALLOON QLD 4306 (in part)
Proposal:
Reconfiguring a Lot - One (1) Lot into Twelve (12) Lots and New Road

Assessment Manager (Ipswich City Council) Conditions
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
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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 and at all times thereafter.
2.	Minor Alterations	
	Notwithstanding the requirements detailed in this approval, any other minor alterations accepted in writing by the assessment manager will suffice.	At all times after the approval is granted.
3.	Rates in Arrears	
	The applicant must pay any outstanding rates and other expenses as a charge against the land in accordance with the provisions of the <i>Planning Act 2016</i> .	Prior to the assessment manager signing the subdivision plan.
4.	Subdivision Plan	
(a)	The applicant must submit to the assessment manager a subdivision plan (and any associated easement documents) generally in accordance with the approved plans outlined in part 3 of the development permit that includes the requirements in Conditions 4(b) and (c) 'Subdivision Plan' below:	In conjunction with the lodgement of the application to sign the subdivision plan.
(b)	The applicant must grant, free of cost or compensation payable by Council, land for future road widening along the Taylors Road site frontage in accordance with	Prior to the assessment manager signing the relevant subdivision plan.

	drawing BRSS7381-030-4-3 prepared by Landpartners and dated 04 June 2019.	
(c)	<p>The applicant must grant, free of cost to or compensation payable by Council, minimum 4.0m wide easements located centrally over proposed stormwater drains (375mm diameter or greater) and overland flow paths, where located within private property.</p> <p>Easements over the alignment of stormwater paths must be of sufficient width to encompass the overland flow from a storm event with an AEP of 1 %.</p> <p><i>Note: In the instance where Council is party to an easement, the documentation associated with that easement may be prepared by Council at the applicant's expense.</i></p>	Prior to the assessment manager signing the relevant subdivision plan.

5.	Requirements before the lots are created under 4739/2019/CA	
	The applicant must complete Stages 1BA and 1D of the development as approved by pursuant to Development Approval 3633/2015/ RALMAMC/B dated 3 October 2017 .	Prior to the assessment manager signing the subdivision plan.

6.	Locality References	
(a)	<p>The applicant must ensure any place name, estate name or development name used in respect of this development in any form of advertising or communication (excluding a reference to a building, structure or the like and excluding minor, subsidiary signage within a development to Council's satisfaction) must specify the relevant, approved place name under the <i>Place Names Act 1994</i> and must comply with the following:</p> <ul style="list-style-type: none"> (i) be in the same colour, background colour, typeface, font, font characteristics and character spacing as the place/estate/development name (ii) be in lettering at least 50% of the size of the place/estate/development name (iii) be in the same orientation as the place/estate/development name (iv) be in either title case or all in upper case. 	At all times after the approval is granted.

(b)	The applicant must not at any time refer to the location of the site or the development, including the place or estate, as being located in Brisbane or a Brisbane suburb or in the metropolitan area or in the western suburbs (excluding the western suburbs of Ipswich as determined by Council in writing from time to time).	At all times after the approval is granted.
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7.	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 of the development.

8.	Entry Walls or Features	
(a)	The applicant must not construct entry walls or features on dedicated roads, parks or drainage land.	From the commencement of the construction of the development and at all times thereafter.
(b)	<p>The applicant must ensure that entry walls or features are:</p> <ul style="list-style-type: none"> (i) fully contained on private property (ii) designed in accordance with Implementation Guideline No. 18 – Estate and Directional Signage of the <i>Ipswich Planning Scheme</i>. 	From the commencement of the construction of the development and at all times thereafter.

9.	Fencing	
(a)	<p>A Fencing and Landscape Plan detailing fencing and landscape treatment along Taylors Road and Kinross Drive (to be constructed as part of Development Approval 3633/2015/RAL) must be submitted for the written approval of Council. The plan must be generally in accordance with drawing titled '4.2 Taylors Road Frontage' identified in Part 3 of the development permit and must achieve the following:</p> <ul style="list-style-type: none"> (i) Fence height must be limited to 1.8m with a minimum 75% transparency for the top 0.6m to facilitate natural surveillance. (ii) Incorporate low-maintenance landscaping on the road verges adjoining the fence to improve visual presentation. (iii) Incorporate treatment/finish to timber surfaces to prevent fading and discolouration. 	In conjunction with the lodgement of a development application for operational works.

	(iv) Provide details of proposed planting including common and botanical names and height and spread at maturity.	
(b)	The applicant must provide fencing and landscaping along the southern boundary of proposed Lots 7 - 12, and eastern boundary of proposed Lots 6 – 7 in accordance with the approved Fencing and Landscape Plan required by Condition 9(a) 'Fencing' above.	Prior to the assessment manager signing the subdivision plan.

10.	Access	
	Vehicle access to or from all proposed lots is prohibited from Taylors Road and Kinross Drive (to be constructed as part of Development Approval 3633/2015/RAL).	Prior to the assessment manager signing the relevant subdivision plan and at all times thereafter.

11.	Road and Footpath Hierarchy Plan	
	The applicant must construct road and footpath priorities in accordance with the approved Road and Footpath Hierarchy Plan.	Prior to the assessment manager signing the subdivision plan.

12.	Road Naming	
	The applicant must submit to Council a list of three (3) proposed road names and the corresponding name meanings for any new roads to be opened. If a theme is considered appropriate, an explanation of the theme is to be submitted at the same time. Council reserves the right to accept any or none of the proposed names.	In conjunction with the lodgement of a development application for operational works that creates the related road.

13.	Streetscape Landscaping	
	The applicant must undertake streetscape landscaping in accordance with Council's Ipswich Streetscape Design Guideline 2013.	Prior to the assessment manager signing the subdivision plan.
(b)	<p>A Streetscape Plan must be submitted for the written approval of Council. The plan must be in accordance with Council's Ipswich Streetscape Design Guideline 2013 and must achieve the following:</p> <ul style="list-style-type: none"> (i) Identify the location/ proximity of services within the road reserve. (ii) Provide details of proposed planting including common and botanical names and height and spread at maturity. 	In conjunction with the lodgement of the application for operational works.

14.	Utility Services	
(a)	<p>The applicant must connect the development to reticulated water supply, sewer infrastructure, and underground electricity supply and telecommunication utilities.</p> <p>Where proposed allotments front existing overhead electricity or telecommunication service, these allotments may connect direct to such service subject to the approval and requirements of the service provider.</p>	Prior to the assessment manager signing the relevant subdivision plan.
(b)	The applicant must provide written evidence (e.g. connection certificates) from each particular service provider stating either that the development has been connected to applicable utility service or has a current supply agreement.	Prior to the assessment manager signing the relevant subdivision plan.
(c)	The telecommunication infrastructure must provide two separate lead-in conduits for each allotment that has a land area of 800m ² or greater.	Prior to the assessment manager signing the relevant subdivision plan.

15.	Roadworks	
(a)	The applicant must construct all internal roads and footpaths to service all proposed allotments.	Prior to the assessment manager signing the relevant subdivision plan.
(b)	The applicant must provide frontage street roadworks for Taylors Road in accordance with Condition 17(c) of Development Approval 3633/2015/RAL dated 3 October 2017.	Prior to the assessment manager signing the subdivision plan.
(c)	The applicant must construct a 1.5m wide footpath extending from the footpath proposed along the northern side of Moray Place required as part of Development Approval 3633/2015/RAL and connecting to the footpath proposed along Kinross Drive. The footpath should be in accordance with Ipswich Planning Scheme, Part 12, Division 5 – Reconfiguring a Lot Code.	Prior to the assessment manager signing the subdivision plan.

16.	Street-lighting	
(a)	The applicant must provide street lighting for all roads, cycleways and pathways for the proposed development.	Prior to the assessment manager signing the relevant subdivision plan.
(b)	Street lighting must be provided on the same side of the street as footpaths, unless otherwise approved by the assessment manager.	Prior to the assessment manager signing the relevant subdivision plan.

17.	Stormwater Management	
	Quantity	
(a)	<p>The applicant must provide all necessary internal and external stormwater drainage to service the development. Such drainage works (except for building gutters and downpipes) must be designed such that the overall drainage system caters for a storm event with an AEP of 1%.</p> <p>In the case where the piped system is carrying part of the flow, the overland flow paths must be designed to cater for that flow which is represented by the difference between the predicted flow from the storm event with an AEP of 1% and the capacity of the pipe system.</p>	Prior to the assessment manager signing the relevant subdivision plan.
(b)	<p>The applicant must submit an amended Flood and Stormwater Management Plan (Quantity) taking account of the subject development along with other requirements as outlined in Condition 21 'Stormwater Quantity Management' of the Development Approval 3633/2015/RAL dated 3 October 2017.</p> <p>The Stormwater Management Plan (SMP) must be prepared by a suitably qualified RPEQ experienced in hydrologic and hydraulic engineering. The report must be in accordance with Implementation Guideline 24: Stormwater Management, QUDM, and Planning Scheme Policy 3.</p> <p><u>Note:</u> <i>Ipswich City Council reserves the right to have the SMP independently reviewed at the applicant's expense if warranted.</i></p>	In conjunction with the lodgement of the first operational works application associated with this approval.
(c)	The applicant must undertake all stormwater quantity management works in accordance with the approved SMP as required by Condition 17(b) 'Stormwater Management' above.	Prior to the assessment manager signing the subdivision plan.
(d)	The applicant must provide an allotment drainage system which is designed in accordance with QUDM.	Prior to the assessment manager signing the subdivision plan.
(e)	The applicant must discharge stormwater runoff from all impervious areas to lawful point of discharge in accordance with QUDM.	Prior to the assessment manager signing the subdivision plan.
	Quality	
(f)	The applicant must achieve the water quality objectives outlined in Table 2.3.1 of Planning Scheme Policy 3 General Works of the <i>Ipswich Planning Scheme</i> prior to stormwater runoff discharging from the site.	Prior to the assessment manager signing the subdivision plan and at all times thereafter.

18.	Earthworks	
	The applicant must design and construct all earthworks (including earth retaining structures) in accordance with Planning Scheme Policy 3 – General Works, Part 4 of the <i>Ipswich Planning Scheme</i> .	In conjunction with the lodgement of the application for operational works and during construction.
19.	Municipal Works (Public) Design Standards	
(a)	The applicant must design all municipal works in accordance with Planning Scheme Policy 3 – General Works and Implementation Guidelines 24 and 28 of the <i>Ipswich Planning Scheme</i> .	In conjunction with the lodgement of the application for operational works.
(b)	The applicant must submit to the assessment manager a Dispersive Soil Management Plan (DSMP), prepared by a suitably qualified person in accordance with Council's Implementation Guideline 28 – Dispersive Soil Management of the <i>Ipswich Planning Scheme</i> .	In conjunction with the lodgement of the application for operational works.
20.	Design Certifications	
	The applicant must submit to the assessment manager RPEQ design certification(s) stating that all civil and associated works have been designed in accordance with Council's specifications, infrastructure design standards and this approval.	In conjunction with the lodgement of the application for operational works.
21.	Erosion Control	
	The applicant must provide sufficient grass (or equivalent) cover to prevent both rill and sheet erosion for all unpaved and disturbed areas.	Prior to the assessment manager signing the relevant subdivision plan.
22.	Further Works	
(a)	The applicant must take due regard of all existing services when undertaking works associated with this development.	During the construction of the development and prior to the assessment manager signing the subdivision plan.
(b)	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.	During the construction of the development and prior to the assessment manager signing the subdivision plan.
(c)	The applicant must reinstate all disturbed verge and open space areas with turf (including provision of topsoil to minimum depth of 50mm).	During the construction of the development and prior to the assessment manager signing the subdivision plan.

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.	Advertising Signage
	Unless any advertising devices associated with the proposed use meets the exempt criteria set out in Schedule 9 of the <i>Ipswich Planning Scheme 2006</i> , such signage would require submission to Council of a code assessable development application for operational works – placing an advertising device on premises. For further information please contact the Planning and Development Department on (07) 3810 6888.

2.	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 Biosecurity Act 2014. 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.

3.	Local Government Regulation 2012
	This property may be subject to the provision of Section 116 of the <i>Local Government Regulation 2012</i> . This section of the regulation limits any increase in rates to a predetermined percentage. In accordance with Council's budget and rating resolutions, if the property is sold or reconfigured in any way (eg subdivision, dedication or partial dedication, amalgamation) this benefit will no longer apply. For further information please contact the Ipswich City Council Customer Contact Centre on (07) 3810 6666.

4.	Section 73 of the Planning Act 2016
	Pursuant to <i>section 73 of the Planning Act 2016</i> , a development approval including any conditions of approval is binding on the owner, the owner's successor in title and any occupier of the land.

5.	Indigenous Cultural Heritage
	<p>The Applicant is advised to ensure that any development obligations pursuant to the provisions of the Aboriginal Cultural Heritage Act 2003, the <i>Planning Act 2016</i> and the <i>Planning Regulation 2017</i> are complied with in respect to the proposed development. Applicants, developers and landowners have a duty of care under the legislation where items of cultural heritage significance are located, even if those items have not been previously recorded in a database.</p> <p>For more information, the applicant may seek information from the relevant Registered Aboriginal Cultural Heritage Body for the Ipswich Region the cultural heritage database, or seek the advice of the Department of Aboriginal and Torres Strait Islander and Multicultural Affairs.</p>

6.	Flooding
	<p>The subject site is partially inundated by the 1 in 20 development line and the Adopted Flood Regulation Line. Council, and its servants and agents, accept no liability or responsibility for any loss or damage to person or property of whatever nature or however caused as the direct or indirect consequence of the granting of the approval herein contained. Such approval has been granted at the request of the applicant and in reliance of information submitted by the applicant in support thereof.</p>

7	Section 43(3)(c) Variation Approval that varies the effect of the Planning Scheme
	<p>The proposed lots subject of this approval are subject a Section 43(3)(c) Variation Approval that varies the effect of the Planning Scheme. For further details see Parts 1 - 15 and Attachment A of this approval.</p>

8.	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)	QUDM – The <i>Queensland Urban Drainage Manual (2016 Edition)</i> , produced by the Queensland Department of Environment and Natural Resources
(c)	MUTCD - <i>The Manual of Uniform Traffic Control Devices</i> , published by DTMR
(d)	QUU – Queensland Urban Utilities – trading name of the Central SEQ Distributor-Retailer Authority, providing water and wastewater services to Ipswich City under the <i>South-East Queensland Water (Distribution and Retail Restructuring) Act 2009</i>
(e)	DTMR - Department of Transport and Main Roads
(f)	DES – Department of Environment and Science
(g)	DNRME – Department of Natural Resources, Mines and Energy
(h)	DSDIP – Department of State Development, Infrastructure and Planning
(i)	AEP – Annual Exceedance Probability - used to define flood frequency and severity
(j)	AHD - Australian Height Datum (m)
(k)	Internal works - works performed within private property and includes but is not limited to, earthworks, driveways and stormwater management systems.
(l)	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.

9.	Bonds
	<p>Any bonding sought to be approved in relation to development will be considered in accordance with Planning Scheme Policy 3 of the <i>Ipswich Planning Scheme</i>.</p> <p>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.</p>
10.	Operational Works Submission
	<p>The applicant must submit to the assessment manager all engineering drawings in accordance with the requirements of <i>Ipswich Planning Scheme Policy 2 – Information Local Government May Request</i>. For clarification, where any inconsistency or conflict exists between design standards and other relevant technical publications, Council standards and specifications must take precedence.</p>
11.	Proximity of Earthworks to Adjoining Property
	<p>Where earthworks, including retaining structures, are proposed within 3.0m of the property boundary or are likely to affect adjoining property owners, the applicant must notify the affected property owners in writing, and obtain written comments from them, as detailed in Part 12, Division 15 - Specific Outcome 19 and Note 12.15.4K of the <i>Ipswich Planning Scheme</i>. Written comments from the affected owners (or at least the supporting documentation of notification and consultation with the adjoining property owners to the Council's satisfaction) must be submitted to Council for consideration, in conjunction with any operational works application.</p>
12.	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 for building works, operational works and plumbing and drainage works applications, as defined under the Planning Act 2016.</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>
13.	Easement Documentation
	<p>The documentation associated with easements may be prepared by the applicant in a form satisfactory to Council's city solicitor, or the applicant may submit easement plans, only where Council is party to the easements, to Council for the preparation of easement documents at the applicant's expense.</p>
14.	Telecommunication Conduit Infrastructure
	<p>The installation of telecommunication conduit and infrastructure is to be in accordance with the Communications Alliance publication titled <i>Fibre Ready Pit and Pipe Specifications for Real Estate Development Projects (Reference G645:2011)</i> or the Deployment of the NBN Co Conduit and Pit Network – Guidelines for Developers where it is triggered by the Australian Government policy on 'Fibre in new developments'.</p>

15.	Road Permit Application
	<p>The applicant is advised to seek a Road Permit approval from Ipswich City Council pursuant to Sections 69 and 75 of the <i>Local Government Act 2009</i> prior to undertaking any physical works within or adjacent to the boundary of the Council-controlled road. These approvals are issued under the <i>Local Government Act 2009</i> and constitute a separate process to seeking a Development Permit issued under the <i>Planning Act 2016</i>.</p> <p>Please contact the Ipswich City Council office for further information via email: council@ipswich.qld.gov.au or telephone (07) 3810 6666.</p>
16.	Engineering Analysis
	<p>A detailed engineering analysis of the calculations and drawings, submitted as part of the approval process, has not been undertaken by Council. Neither Council nor council engineers have professionally reviewed or accredited the engineering design and are relying on the expertise and certification of the applicant's RPEQ engineer.</p>

DECISION NOTICE – INFRASTRUCTURE CHARGES

Decision Date: 28 October 2019

Council gives this infrastructure charges notice pursuant to section 119 of the *Planning Act 2016*.

Appeal Rights

You have appeal rights in relation to this notice. An appeal may be made against an infrastructure charges notice on one (1) or more of the following grounds:

(a) the notice involved an error relating to:

(i) the application of the relevant adopted charge; or

Examples of errors in applying an adopted charge:

- the incorrect application of gross floor area for a non-residential development
- applying an incorrect 'use category', under a regulation, to the development

(ii) the working out of extra demand, for section 120 of the *Planning Act 2016*; or

(iii) an offset or refund; or

(b) there was no decision about an offset or refund; or

(c) if the infrastructure charges notice states a refund will be given – the timing for giving the refund; or

(d) for an appeal to the Planning and Environment Court – the amount of the charge is so unreasonable that no reasonable relevant local government could have imposed the amount.

To remove any doubt, the *Planning Act 2016* declares that an appeal against an infrastructure charges notice must not be about:

(a) the adopted charge itself; or

(b) for a decision about an offset or refund:

(i) the establishment cost of trunk infrastructure identified in a local government infrastructure plan; or

(ii) the cost of infrastructure decided using the method included in the local government's charges resolution.

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

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

DA No. 4739/2019/CA

ATTACHMENT B - ANNEXURE A

INFRASTRUCTURE CHARGES NOTICE

This Infrastructure Charges Notice is issued by Council and relates to charges for the purposes of local government trunk infrastructure networks (transport, public parks and community facilities).



Application No: 4739/2019/CA

Real Property Description: Lot 555 M33493
Lot 329 CH31264 (in part)

Property Location: 197 Taylors Road, WALLOON QLD 4306
213 Taylors Road, WALLOON QLD 4306 (in part)

Development Approval Details: In accordance with Section 1 of Development Decision Notice 4739/2019/CA

Relevant Infrastructure Charges Resolution: Ipswich City Council Adopted Infrastructure Charges Resolution (No. 1) 2019

Levied Charge: **\$149,259.00**

Does the maximum adopted charge apply: No

Does an Offset or Refund apply: No

Levied Charge Calculation:

Charge Category and Use	Applied Adopted Charge (see Table 1)	Demand	Levied Charge Relief	Levied Charge
Dwelling house (3 or more bedroom dwelling)/lots > 450m ²	Dwelling house (3 or more bedroom dwelling)/lots > 450m ² \$3,236.00 Transport	Lots >450m ² = 12 Lots ≤ 450m ² = 0 <u>Development Demand</u> <u>12 Lots >450m²</u> 12 x \$3,236.00 = \$38,832.00 Transport	0%	\$35,596.00 Transport
Dwelling house (3 or more	\$9,878.00 Public Parks	12 x \$9,878.00 = \$118,536.00		\$108,658.00 Public Parks
				\$5,005.00 Community Facilities
				\$149,259.00

bedroom dwelling)/lots $\leq 450\text{m}^2$	<p>\$455.00 Community Facilities</p> <p>Dwelling house (3 or more bedroom dwelling)/lots < 450m^2</p> <p>\$3,236.00 Transport</p> <p>\$9,878.00 Public Parks</p> <p>\$455.00 Community Facilities</p>	<p>Public Parks</p> <p>12 x \$455.00 = \$5,460.00 Community Facilities</p> <p><u>0 Lots < 450m^2</u></p> <p><u>Demand Credit</u> <u>1 Lot > 450m^2</u> 1 x \$3,236.00 = \$3,236.00 Transport</p> <p>1 x \$9,878.00 = \$9,878.00 Public Parks</p> <p>1 x \$455.00 = \$455.00 Community Facilities</p> <p><u>Additional Demand</u> (\$38,832.00 + \$0.00) - \$3,236.00 = \$35,596.00 Transport</p> <p>(\$118,536.00 + \$0.00) - \$9,878.00 = \$108,658.00 Public Parks</p> <p>(\$5,460.00 + \$0.00) - \$455.00 = \$5,005.00 Community Facilities</p>		Total Charge
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Applied Adopted Charge	See Attachment 1 for an example calculation of the Applied Adopted Charge.
<u>Details of Payment</u>	
Payment Details:	<p>Payment of the infrastructure charges must be made to Ipswich City Council.</p> <p>It is advised that credit cards, personal and/or company cheques cannot be accepted as payment for the above infrastructure charges. The only acceptable forms of payments are cash (EFT payments included) or bank cheques.</p> <p>The payee must quote the development application reference number when making payment.</p>
Due date for payment	Payment of the levied charges is required when Council approves a plan for the reconfiguration unless otherwise stated in an infrastructure agreement.
Automatic increases of levied charge:	<p>The levied charges outlined in this notice shall be applicable for a period of twelve (12) months from the date of the development approval, and thereafter the levied charges outlined in this notice will be automatically increased, from the date of the charges notice to the date of the payment, by the lesser of the following amounts—</p> <ul style="list-style-type: none"> (i) the difference between the levied charge and the maximum adopted charge Council could have levied for the development when the charge is paid; (ii) the increase worked out using the PPI, adjusted according to the 3-yearly PPI average, for the period starting on the day the levied charge is levied and ending on the day it is paid. <p>‘3-yearly PPI average’ and ‘PPI’ have the meanings given in the <i>Planning Act 2016</i>.</p>
<u>General Information</u>	
GST:	GST does not apply to payments or contributions made by developers to Government which relate/s to an application for the provision, retention, or amendment of a permission, exemption, authority or licence (however described) under the <i>Planning Act 2016</i> .
Authority for the charge:	The levied charges in this notice are payable in accordance with the <i>Planning Act 2016</i> .
How the charge is calculated:	<p>The levied charge for the development is to be worked out by Council as follows:</p> $LC = ((AC \times AD) - LCR) - D$ <p>Where:</p> <p>LC is the levied charge for the development, which cannot be less than zero.</p> <p>AC is the applied adopted charge for the development.</p> <p>AD is the additional demand for the development.</p> <p>LCR is the levied charge relief for the development.</p> <p>D is the discount for the prescribed financial contribution.</p>
Offsets and refunds	No offset or refund applies to this infrastructure charge notice unless otherwise specified in an infrastructure agreement.
Appeals:	Pursuant to chapter 6, part 1 and schedule 1 of the <i>Planning Act 2016</i> a person may appeal against an infrastructure charges notice.
When this notice stops having effect:	In accordance with section 119(11) of the <i>Planning Act 2016</i> , this notice stops having effect to the extent the development approval stops having effect.
Water and Wastewater Charges	This notice does not include water and wastewater charges. A charge notice for the distributor retailer networks charges will be provided separately by Queensland Urban Utilities.

ATTACHMENT B - ANNEXURE B

ATTACHMENT 1 – INFRASTRUCTURE CHARGES CALCULATION METHODOLOGY

Table 1: Applied Adopted Charge Residential (RAL with Lots $\leq 450\text{m}^2$ & $> 450\text{m}^2$)

	Walloon				
Network	Charge Area	Charge			
		Lots ≤ 450m ²	(Proportion of MAC)	Lots > 450m ²	(Proportion of MAC)
Transport	<i>RD50 – Walloon - Karrabin West</i>	<i>\$3,236.00</i>	<i>N/A</i>	<i>\$3,236.00</i>	<i>N/A</i>
Public Parks	<i>PKW1</i>	<i>\$9,878.00</i>	<i>N/A</i>	<i>\$9,878.00</i>	<i>N/A</i>
Community Facilities	<i>SIW1</i>	<i>\$455.00</i>	<i>N/A</i>	<i>\$455.00</i>	<i>N/A</i>
Local Network Charge	<i>N/A</i>	\$13,569.00	<i>N/A</i>	\$13,569.00	<i>N/A</i>
Water Supply	<i>WT32 - Walloon Zone</i>	<i>\$3,250.00</i>	<i>N/A</i>	<i>\$3,972.00</i>	<i>N/A</i>
Sewerage	<i>SW55 - Walloon/Thagoona</i>	<i>\$4,516.00</i>	<i>N/A</i>	<i>\$5,520.00</i>	<i>N/A</i>
Distributor Retailer Network Charge	<i>N/A</i>	<i>\$7,766.00</i>	<i>N/A</i>	<i>\$9,492.00</i>	<i>N/A</i>
Total Network Charge (NC)		<i>\$21,335.00</i>	<i>N/A</i>	<i>\$23,061.00</i>	<i>N/A</i>
Maximum Adopted Charge		<i>\$29,339.55</i>		<i>\$29,339.55</i>	
Adopted Charge (AC)		\$13,569.00[#]		\$13,569.00[#]	
Notes	<i>The Total NC is less than the Maximum Adopted Charge and therefore the charge is applied in accordance with the Ipswich Adopted Infrastructure Charges Resolution No. 1 2019</i>				

[#] The AC is LNC/Total NC x MAC