

Your reference BRSS7381_002_59_1 Request for minor alteration
Our reference 3289/2020/RAL:RG
Contact Officer Robert Gardiner
Telephone 07 3810 7362



Ipswich City Council

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Lennium Group Pty Ltd
C/- LandPartners Pty Ltd
(Attn: Ryan Trussler/Graham Williams)
ryan.trussler@landpartners.com.au

30 January 2025

Dear Ryan/Graham

Re: Minor Alteration to Development Approval

Application No: 3289/2020/RAL

Proposal: Reconfiguring a Lot - One (1) Lot into 36 Lots, One (1) Balance lot and new roads

Property Location: 213 Taylors Road, WALLOON QLD 4306

I refer to your correspondence dated 12 December 2024 requesting a minor alteration to the approved plans associated with the abovementioned development permit, in accordance with Condition 2 – minor alterations. Specifically, you have requested that three plans be amended to reflect the following changes:

- Inclusion of an additional 92m² of road area at the intersection of Taylors Road and the Stage 2 internal road consistent with the requirements of Condition 14 – External Roadworks
- A reduction in frontage widths (2m) and area (65m²) for Lots 104 and 113 as a result of complying with Condition 14 requirements, and
- The shifting of Lots 105-112 to the north by 2m to allow for the construction of a sewer line along the boundary of Lots 107 and 110 to connect in with the sewer in Stage 1D.

In response, I am able to advise that your request is considered minor and has therefore been approved. Accordingly, the approved plans have been amended as follows:

APPROVED PLANS				
Reference No.	Description & Revision No.	Prepared By	Date	Amendments Required
Aspect of development: reconfiguring a lot				
BRSS7381-002-4-23, Sheet 1 of 2	Proposed Reconfiguration	LandPartners Pty Ltd	11 December 2024 7 April 2020	In accordance with Condition 14(a) External Roadworks and Condition 4(a) Subdivision Plan

BRSS7381-002-4- 23 , Sheet 2 of 2	Proposed Reconfiguration	LandPartners Pty Ltd	11 December 2024 7 April 2020	In accordance with Condition 14(a) External Roadworks and Condition 4(a) Subdivision Plan
BRSS7381-002-5- 23	Proposed Road Hierarchy Plan	LandPartners Pty Ltd	11 December 2024 7 April 2020	In accordance with Condition 14(a) External Roadworks and Condition 4(a) Subdivision Plan
BRSS7381-002-6- 23	Proposed Footpath Plan	LandPartners Pty Ltd	11 December 2024 7 April 2020	In accordance with Condition 14(a) External Roadworks and Condition 4(a) Subdivision Plan
30032066-EXT-ID093	Taylor's Road & Thagoona-Haigslea Road Upgrade: Conceptual Road Layouts	SMEC	22 September 2020	In accordance with Condition 14 External Roadworks
30032066-EXT-ID094	Taylor's Road & Thagoona-Haigslea Road Upgrade: SISD Checks – 70KM/h Design Speed	SMEC	22 September 2020	In accordance with Condition 14 External Roadworks
SPECIFICATIONS/DRAWINGS				
Reference No.	Description & Revision No.	Prepared By	Date	Amendments Required
<i>Aspect of development: reconfiguring a lot</i>				
30032066	Flood and Stormwater Management Plan; Highland Walloon, Taylor's Road, Revision 2	SMEC	24 September 2020	N/A
	Engineering response to Council's IR	SMEC	25 August 2020	N/A
18S59.10.SA H	213 Taylor's Road and 116-162 Grieves Road, Walloon: Proposed	Holland Traffic Consulting Pty Ltd	22 April 2020	N/A

	<i>residential development: Stage 2: Assessment of road hierarchy and public transport, Taylors Road access, and western realignment of Taylors Road</i>			
30032066	<i>Engineering Services Report: Highland Walloon (Taylors Road) – Stage 2, Revision ‘Original Issue’</i>	<i>SMEC</i>	<i>23 April 2020</i>	<i>N/A</i>
18S59.13.SA H	<i>213 Taylors Road and 116-162 Grieves Road, Walloon: Proposed residential development: Stage 2: Item 3 of Council’s RFI dated 26 May 2020</i>	<i>Holland Traffic Consulting Pty Ltd</i>	<i>23 September 2020</i>	<i>N/A</i>
30030039E	<i>Soil Assessment Report: Factors Affecting Soil Use, Planting Media & Subsoil Management</i>	<i>Environmental Soil Solutions Australia Pty Ltd</i>	<i>26 May 2016</i>	<i>In accordance with Condition 22(c) Design Standards</i>
	<i>Stability Assessment and Geotechnical Investigation, Revision 1</i>	<i>SMEC</i>	<i>7 February 2013</i>	<i>In accordance with Condition 21(a) Geotechnical/Slope Stability</i>

A full list of the updated approval details and amended approved plans 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

Michael Simmons

DEVELOPMENT ASSESSMENT CENTRAL MANAGER

1. Decision Details:

Development	Approval Type	Decision	Currency Period
Reconfiguring a Lot - One (1) Lot into 36 Lots, One (1) Balance lot and new roads	Development Permit	Approved in full subject to the conditions set out in Attachment A	4 years

2. Conditions of Assessment Manager (Ipswich City Council)

Refer to Attachment A 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 B of this decision notice.

APPROVED PLANS				
Reference No.	Description & Revision No.	Prepared By	Date	Amendments Required
Aspect of development: reconfiguring a lot				
BRSS7381-002-4- 23 , Sheet 1 of 2	Proposed Reconfiguration	LandPartners Pty Ltd	11 December 2024 7 April 2020	In accordance with Condition 14(a) External Roadworks and Condition 4(a) Subdivision Plan
BRSS7381-002-4- 23 , Sheet 2 of 2	Proposed Reconfiguration	LandPartners Pty Ltd	11 December 2024 7 April 2020	In accordance with Condition 14(a) External Roadworks and Condition 4(a) Subdivision Plan
BRSS7381-002-5- 23	Proposed Road Hierarchy Plan	LandPartners Pty Ltd	11 December 2024 7 April 2020	In accordance with Condition 14(a) External Roadworks and Condition 4(a) Subdivision Plan
BRSS7381-002-6- 23	Proposed Footpath Plan	LandPartners Pty Ltd	11 December 2024 7 April 2020	In accordance with Condition 14(a) External Roadworks and Condition 4(a) Subdivision Plan

30032066-EXT-ID093	Taylors Road & Thagoona-Haigslea Road Upgrade: Conceptual Road Layouts	SMEC	22 September 2020	In accordance with Condition 14 External Roadworks
30032066-EXT-ID094	Taylors Road & Thagoona-Haigslea Road Upgrade: SISD Checks – 70KM/h Design Speed	SMEC	22 September 2020	In accordance with Condition 14 External Roadworks
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	Engineering response to Council's IR	SMEC	25 August 2020	N/A
18S59.10.SAH	213 Taylors Road and 116-162 Grieves Road, Walloon: Proposed residential development: Stage 2: Assessment of road hierarchy and public transport, Taylors Road access, and western realignment of Taylors Road	Holland Traffic Consulting Pty Ltd	22 April 2020	N/A
30032066	Engineering Services Report: Highland Walloon (Taylors Road) – Stage 2, Revision 'Original Issue'	SMEC	23 April 2020	N/A

18S59.13.SAH	213 Taylors Road and 116-162 Grieves Road, Walloon: Proposed residential development: Stage 2: Item 3 of Council's RFI dated 26 May 2020	Holland Traffic Consulting Pty Ltd	23 September 2020	N/A
30030039E	Soil Assessment Report: Factors Affecting Soil Use, Planting Media & Subsoil Management	Environmental Soil Solutions Australia Pty Ltd	26 May 2016	In accordance with Condition 22(c) Design Standards
	Stability Assessment and Geotechnical Investigation, Revision 1	SMEC	7 February 2013	In accordance with Condition 21(a) Geotechnical/Slope Stability

Note: Amended plans or documents must be submitted for endorsement by the Assessment Manager prior to the submission of an operational works application.

4. **Referral Agencies**

The referral agencies for this application are:

Referral Agency	Referral Role	Aspect of Development Requiring Referral	Address
Queensland Government State Assessment Referral Agency (SARA)	Concurrence	Reconfiguring a Lot - Schedule 10, Part9, Division 4, Subdivision 2, Table 2, Item 1	Ipswich SARA Office Post: PO BOX 129, IPSWICH QLD 4305 Email: IpswichSARA@dsdm ip.qld.gov.au Ph: 07 3432 2413

Refer to Attachment C for Referral Agency conditions.

5. **Variation Approval**

Not applicable to this decision.

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 operational works in relation to this approval prior to the commencement of works pursuant to the *Planning Act 2016*.

7. Environmental Authority

Not applicable to this decision.

8. Properly Made Submissions

Not applicable to this decision.

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

Not applicable to this decision.

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 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.

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: 3289/2020/RAL
Location: 213 Taylors Road, WALLOON QLD 4306
Proposal: Reconfiguring a Lot - One (1) Lot into 36 Lots, One (1) Balance lot and new roads

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 Schedule 24 – Dictionary of the <i>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 generally in accordance with the approved plans outlined in part 3 of the development permit that includes the requirements of (b), (c) and (d) below.	In conjunction with the lodgement of the application to sign the subdivision plan.
(b)	If required, the applicant must grant, free of cost or compensation payable by Council, land for road purposes, in order to provide a road widening along the Taylors Road site frontage in accordance with Condition	Prior to the assessment manager signing the relevant subdivision plan.

	14(a) – External Roadworks.	
(c)	The applicant must grant, free of cost or compensation payable by Council, land for road purposes, in order to provide for the Taylors Road realignment/upgrade including the Grieves Road connection in accordance with Condition 14(d) – External Roadworks.	Prior to the assessment manager signing the relevant subdivision plan.
(c)	<p>The applicant must grant, free of cost to or compensation payable by Council, minimum 4.0m wide easements located centrally over 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>	Prior to the assessment manager signing the relevant subdivision plan.

5.	Requirements before the lots are created	
	Unless otherwise approved in writing by the assessment manager, the applicant must complete Stage 1B of the development approved pursuant to development permit of 3633/2015/MAMC/A as lawfully amended.	Prior to the assessment manager signing the subdivision plan.

6.	Hours of Construction	
	Unless otherwise approved in writing by the assessment manager, construction works must only occur within the hours as defined in <i>Planning Scheme Policy 3 – General Works Part 5, Section 5.1.3.</i>	At all times during construction of the development.

7.	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> <p>(i) fully contained on private property</p> <p>(ii) designed in accordance with Implementation Guideline No. 18 – Estate Signage of the <i>Ipswich Planning Scheme</i>.</p>	From the commencement of the construction of the development and at all times thereafter.

8.	Fencing	
(a)	A Fencing and Landscape Plan detailing fencing and landscape treatment along Taylors Road must be submitted for the written approval of Council. The fencing and landscape plan must be consistent with	In conjunction with the lodgement of a development application for operational works.

	<p>the adjacent development to the east and 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. (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 108 and 109, in accordance with the approved Fencing and Landscape Plan required by (a) above.	Prior to the assessment manager signing the subdivision plan.

9.	Access	
	Vehicle access to or from all proposed lots is prohibited from Taylors Road.	Prior to the assessment manager signing the relevant subdivision plan and at all times thereafter.

10.	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.

11.	Road Naming	
	The applicant must submit to Council a list of three (3) proposed road names and the corresponding name meanings for any new road(s) 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.

12.	Streetscape Landscaping	
(a)	The applicant must undertake streetscape landscaping in accordance with <i>Ipswich Streetscape Design Guideline 2013</i> , subject to the following variations:	Prior to the assessment manager signing the relevant subdivision plan.

	<p>(i) single street trees are to be provided at a maximum spacing of 15 metres of road frontage on each side of a new road, or in accordance with the closer spacing prescribed in Part 5 – Planting Schedules of the Ipswich Streetscape Design Guideline 2013.</p> <p>(ii) the location of street trees must be determined having regard the likely positioning of garages and driveways, and any associated Plan of Development or Building Location Envelope Plan.</p>	
(b)	The applicant must obtain operational works (landscaping) approval from the assessment manager.	Prior to the assessment manager signing the relevant subdivision plan.

13.	Utility Services	
(a)	The applicant must connect the development to reticulated water supply, sewer infrastructure, and underground electricity supply and telecommunication utilities.	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.

14.	External Roadworks	
Taylors Road frontage works with the Intersection of Site Access		
(a)	<p>The applicant must provide design details for the frontage works for the stage 2 development along Taylors Road including kerb and channel and footpath, generally in accordance with drawing number 30032066-EXT-ID093, Titled 'Taylors Road & Thagoona-Haigslea Road Upgrade Conceptual Road Layouts', prepared by SMEC and dated 22 September 2020 and subject to the following:</p> <p>(i) Minimum verge width of 4.25m from back of kerb must be provided along the southern side of Taylors Road. Any additional land required for the road upgrade must be taken from the development site north of Taylors Road (i.e. proposed lots 108 and 109) and not from the southern side of Taylors Road; and</p> <p>(ii) If the Taylors Road upgrade requires any additional</p>	<p>In conjunction with the lodgement of the application for operational works.</p>

	land from the already approved development footprint of stage 1C (development permit no. 4739/2019/CA), the relevant approval must be amended accordingly.	
(b)	The applicant must provide design details for the intersection of the proposed site access and Taylors Road including the requirements of (a) above.	In conjunction with the lodgement of the application for operational works
(c)	The applicant must construct the frontage works along Taylors Road including intersection of Site Access in accordance with the approved design as required by (a) & (b) above.	Prior to the assessment manager signing the relevant subdivision plan.
Taylors Road Realignment to the West of the development site		
(d)	<p>The applicant must provide design details for the Taylors Road realignment/upgrade extending from the intersection of Taylors Road and the proposed site access up to the proposed new intersection of Taylors Road with Thagoona-Haigslea Road generally in accordance with the conceptual drawing number 30032066-EXT-ID093, Titled 'Taylors Road & Thagoona-Haigslea Road Upgrade Conceptual Road Layouts', prepared by SMEC and dated 22 September and the following:</p> <ul style="list-style-type: none"> (i) Sealed rural collector road standard from the western side of the site access intersection to the intersection of Taylors Road and Thagoona-Haigslea Road and generally in accordance with standard drawing SR09; (ii) Design speed of 70km/hr with a posted speed of 60km/hr; (iii) Provide details for a cul-de-sac and other works required for the termination of the existing Taylors Road alignment including hazard board. The location of the cul-de-sac must ensure minimum verge width can be achieved for the Taylors Road realignment; (iv) The detailed design for the intersection of Taylors Road realignment and Grieves Road. There must be a minimum 60m spacing between the Taylors Road realignment/Thagoona-Haigslea intersection and the intersection of Grieves Road/Taylors Road realignment; and (v) Detailed design for the road connection from the 	In conjunction with the lodgement of the application for the first operational works.

	intersection of Taylors Road realignment/Grieves Road to the existing section of Grieves Road.	
(e)	The applicant must construct the Taylors Road realignment/upgrade including the Grieves Road connection from the Taylors Road realignment to the existing section of Grieves Road in accordance with the approved design as required by (d) above.	Prior to the assessment manager signing the relevant subdivision plan.
Taylors Road Realignment/Thagoona-Haigslea Road Intersection		
(f)	<p>The applicant must provide design details for the proposed new intersection as well as the existing intersection of Taylors Road and Thagoona-Haigslea Road generally in accordance with drawing number 30032066-EXT-ID094, titled 'Taylors Road & Thagoona Haigslea Road Upgrade SISD Checks – 70km/h design speed', prepared by SMEC and dated 22 September and the following:</p> <ul style="list-style-type: none"> (i) 70km/hr design speed at the bend; and (ii) Provide details for the closure of Grieves Road at this location and demonstrate how direct access to Grieves Road from the intersection will be restricted. 	In conjunction with the lodgement of the application for the first operational works.
(g)	The applicant must construct the intersection of Taylors Road and Thagoona-Haigslea Road generally in accordance with the approved design as required by (f) above.	Prior to the assessment manager signing the relevant subdivision plan.
Taylors Road/Thagoona-Haigslea Road/Caledonian Road Intersection		
(h)	<p>The applicant must provide design details for the proposed amended intersection of Taylors Road, Thagoona-Haigslea Road, and Caledonian Road generally in accordance with drawing number 30032066-EXT-ID093, titled 'Taylors Road & Thagoona Haigslea Road Upgrade- Conceptual Road Layouts', prepared by SMEC and dated 22 September 2020 subject to the following modifications:</p> <ul style="list-style-type: none"> (i) Provide a minimum 2.5m (preferred 3m) offset from the property boundary of Lot 1 RP65630 at the intersection of Taylors Road and Caledonian Road; (ii) Address any sight distance issues to the northwest due to the existing trees within Lot 1 RP 35664 on the western approach to the intersection; and (iii) 50km/hr design speed with a 50km/hr advisory 	In conjunction with the lodgement of the application for the first operational works.

	posted speed.	
(i)	The applicant must construct the intersection of Taylors Road/ Thagoona-Haigslea Road/Caledonian Road generally in accordance with the approved design as required by (h) above.	Prior to the assessment manager signing the relevant subdivision plan.

15.	Internal Roadworks	
(a)	The applicant must design all the internal roads and footpaths to service all proposed allotments generally in accordance with the approved plans outlined in part 3 of the development permit.	In conjunction with the lodgement of the application for operational works.
(b)	The applicant must construct all the internal roads and footpaths to service all proposed allotments generally in accordance with the approved design drawings required by (a) above.	Prior to the assessment manager signing the relevant subdivision plan.

16.	Street-lighting	
(a)	The applicant must provide a detailed design for street lighting for all roads, cycleways and pathways for the proposed development generally in accordance with <i>Planning Scheme Policy 3 – General Works, Part 1 of the Ipswich Planning Scheme and AS/NZS 1158 series</i> .	In conjunction with the lodgement of the application for operational works.
(b)	The applicant must provide the street lighting for all roads, cycleways and pathways for the proposed development generally in accordance with the approved design as required by (a) above.	Prior to the assessment manager signing the relevant subdivision plan.

17.	Stormwater Quantity Management	
(a)	<p>The applicant must submit a design for stormwater drainage for the proposed development generally in accordance with the 'Flood and Stormwater Management Plan; Highland Walloon, Taylors Road', Revision 2, prepared by SMEC and dated 24 September 2020 and the engineering response to Council's information request prepared by SMEC and dated 25 August 2020.</p> <p>The applicant must ensure no worsening to surrounding properties due to the stormwater discharge from the minor western catchment of the stage 2 development.</p>	In conjunction with the lodgement of the application for operational works.
(b)	The applicant must provide all necessary internal and external stormwater drainage infrastructure 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%.	Prior to the assessment manager signing the relevant subdivision plan.

	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.	
(c)	The applicant must construct the stormwater drainage for the proposed development in accordance with the approved design required by (a) above.	Prior to the assessment manager signing the relevant subdivision plan and at all times thereafter.

18.	Stormwater Quality	
(a)	The applicant must achieve the water quality objectives outlined in Table 2.3.1 of Planning Scheme Policy 3 General Works of the Ipswich Planning Scheme prior to stormwater runoff discharging from the site.	Prior to the assessment manager signing the relevant subdivision plan and at all times thereafter.
(b)	The applicant must implement stormwater infrastructure generally in accordance with the Flood and Stormwater Management Plan listed at part 3 of this approval.	Prior to the assessment manager signing the relevant subdivision plan and at all times thereafter.
(c)	To comply with (a) above, the applicant must submit operational works drawings showing the final locations and cross sections of stormwater infrastructure generally in accordance with the approved FSMP, designed in consultation with an Landscape Architect (AILA), avoid/ minimise pitched/ dumped rock, minimise impacts to trees and section 2.3.5 of Planning Scheme Policy 3 General Works of the Ipswich Planning Scheme.	In conjunction with the lodgement of the first application for operational works lodged under this approval.

19.	Earthworks	
(a)	The applicant must design and construct all the 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.
(b)	The applicant must implement all dispersive soil management devices generally in accordance with the approved Dispersive Soils Management Plan (DSMP) required by Condition 22(c) – Design Standards.	From the commencement of work until completion.

20.	Retaining Walls	
(a)	The applicant must submit retaining wall designs for approval by the assessment manager. The retaining walls must be designed as follows: (i) With a maximum height of 3m;	In conjunction with the lodgement of the application for operational works.

	<p>(ii) internal walls are to be painted concrete sleepers; and</p> <p>(iii) external facing walls are to be either sandstone or painted, textured block type/concrete sleeper.</p>	
(b)	The applicant must construct retaining walls in accordance with the approved design as required by (a) above.	Prior to the assessment manager signing the relevant subdivision plan.

21.	Geotechnical/Slope Stability	
(a)	The applicant must submit an amended geotechnical/slope stability report for approval which is generally in accordance with the 'Stability Assessment and Geotechnical Investigation', prepared by SMEC, Revision 1 and dated 7 February 2013 subject to the following modification: (i) The report must be signed by a suitably experienced RPEQ.	In conjunction with the lodgement of the application for operational works.
(b)	The applicant must submit a design for all municipal works (road works/ drainage infrastructure/ earthworks and retaining walls etc.) which complies with the recommendations of the approved geotechnical/slope stability report required by (a) above.	In conjunction with the lodgement of the application for operational works.
(c)	The applicant must construct all the municipal works (road works/ drainage infrastructure/ earthworks and retaining walls etc.) generally in accordance with the approved design/drawings as required by (b) above.	Prior to the assessment manager signing the relevant subdivision plan.

22.	Design Standards	
(a)	The applicant must design all the municipal works (Roadworks /Stormwater/ Earthworks) 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 design all the internal operational works (Roadworks /Stormwater/ Earthworks) in accordance with <i>Planning Scheme Policy 3 - General Works and Implementation Guidelines 24 and 28 of the Ipswich Planning Scheme</i> .	In conjunction with the lodgement of the application for operational works.
(c)	The applicant must submit to the assessment manager an amended 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> , generally in accordance with the 'Soil	In conjunction with the lodgement of the application for operational works.

	<p>Assessment Report: Factors Affecting Soil Use, Planting Media & Subsoil Management' prepared by Environmental Soil Solutions Australia Pty Ltd and dated 26 May 2016 and subject to the following modifications:</p> <p>(i) The report must be signed by a suitably qualified professional; and</p> <p>(ii) The report must include a site specific DSMP for Stage 2.</p>	
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23.	Design Certifications	
(a)	The applicant must submit to the assessment manager a RPEQ (structural) certification stating that all cut/fill batters and retaining structures associated with proposed earthworks, access roads and building pads has been designed in accordance with the approved geotechnical/slope stability report as required by Condition 21(a) Geotechnical/Slope Stability above.	In conjunction with the lodgement of the application for operational works.
(b)	The applicant must submit to the assessment manager a 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.
(c)	The applicant must submit to the assessment manager a RPEQ certification stating that all proposed works have been designed in accordance with the recommendations of the Flood and Stormwater Management Plan; Highland Walloon, Taylors Road, Revision 2, prepared by SMEC and dated 24 September 2020 and the engineering response to Council's information request prepared by SMEC and dated 25 August 2020.	In conjunction with the lodgement of the application for operational works.

24.	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	Prior to the commencement of any construction, and at all times during the construction (including

	accordance with a currently endorsed E&SCP.	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.

25.	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</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 Section 73 of the <i>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
	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

	<p><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>
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6.	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 latest edition of the <i>Urban Drainage Manual</i>
(c)	MUTCD - <i>The Manual of Uniform Traffic Control Devices</i> , published by DTMR
(d)	UU - 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)	DSMP – Dispersive Soil Management Plan which is prepared in accordance with Council Implementation Guideline # 28 and certified by RPEQ.
(f)	E&SCP – Erosion & Sediment Control Management Plan which is prepared in accordance with Council Planning Scheme Policy 3 and certified by RPEQ.
(g)	PSP 3 – Council Planning Scheme Policy 3
(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)	DSDIP – Department of State Development, 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.

7.	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>

8.	Operational Works Submission
	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.
9.	Portable Long Service Leave
	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 <i>Planning Act 2016</i> .
10.	Easement Documentation
	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.
11.	Telecommunication Conduit Infrastructure
	The installation of telecommunication conduit and infrastructure is to be in accordance with the latest Communications Alliance publication 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'.
12.	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>
13.	Engineering Analysis
	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.

14.	Report Assessment
	The applicant is advised that should Council require the submission of an amended report prior to the lodgement and/or in conjunction with any Operational Works development application, a fee will apply in accordance with the current Council Fees and Charges.
15.	Further Approvals
	Council is aware that works within the watercourse will require separate approvals and/or permits under the <i>Planning Act 2016</i> and /or the <i>Fisheries Act 1994</i> or require compliance with certain self-assessable codes for waterway barrier works.
16.	Brigalow Ecological Communities and Regrowth
	The Commonwealth has listed the Brigalow (<i>Acacia harpophylla</i> dominant and co-dominant) as 'endangered' under the <i>Environment Protection and Biodiversity Conservation Act 1999</i> (EPBC Act), accordingly Brigalow ecological communities in Queensland are protected under national environment law. Refer to the Australian Government – Department of Sustainability, Environment, Water, and Energy (epbc.referrals@environment.gov.au or 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.