

Your reference BRSS7381_000_272_1 Request for minor alteration
Our reference 3633/2015/MAMC/B: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: Graham Williams/Shane Smith)
graham.williams@landpartners.com.au

30 January 2025

Dear Graham/Shane

Re: Minor Alteration to Development Approval
Application No: 3633/2015/MAMC/B
Proposal: Minor Change - One (1) Lot into One Hundred (100) Lots and Four (4) Balance Lots
Property Location: 116-162 Grieves Road, 148-174 Raysource Road and 176-200 Raysource Road, HAIGSLEA and 213 Taylors Road, WALLOON QLD 4306

I refer to your correspondence dated 13 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:

- The inclusion of a 25m² Opticomm site within Stage 1 adjacent to Taylors Road, and
- A change in the orientation of Lots 45 and 46 from east-west to north-south.

I note that you have confirmed that the revised Sheet 2 does not include the area of the proposed Opticomm site or Lots 45 and 46 and that the only change to this drawing is an updated reference number.

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				
Plan No	Description & Revision No.	Prepared By	Date	Amendments Required
BRSS7381-000-10- 1619 Sheet 1 of 3	Proposed Reconfiguration of Lot 329 on CH31264	LandPartners Pty Ltd	1 June 2022 11 December 2024	Q100 lines are applicable only as it relates to the stage 1 development footprint.
BRSS7381-000-10- 1619	Proposed Reconfiguration	LandPartners Pty Ltd	1 June 2022 11 December 2024	N/A

<i>Sheet 2 of 3</i>	<i>of Lot 329 on CH31264</i>			
<i>BRSS7381- 000-10-1619</i> <i>Sheet 3 of 3</i>	<i>Proposed Reconfiguration of Lot 329 on CH31264</i>	<i>LandPartners Pty Ltd</i>	<i>1 June 2022</i> <i>11 December 2024</i>	<i>N/A</i>
<i>BRSS7381- 000-11-1618</i>	<i>Proposed Road Hierarchy Plan of Lot 329 on CH31264</i>	<i>LandPartners Pty Ltd</i>	<i>1 June 2022</i> <i>11 December 2024</i>	<i>N/A</i>
<i>BRSS7381- 000-12-1618</i>	<i>Proposed Footpath Plan of Lot 329 on CH31264</i>	<i>LandPartners Pty Ltd</i>	<i>1 June 2022</i> <i>11 December 2024</i>	<i>N/A</i>
<i>300320066- 01-ROL-201</i>	<i>Stage 1 ROL Roadworks Typical Cross Sections Rev 1</i>	<i>SMEC Australia Pty Ltd</i>	<i>4 February 2020</i>	<i>N/A</i>
<i>30032066- 01-ROL-SK16</i>	<i>Taylors Road Proposed Upgrade Works, Rev 2</i>	<i>SMEC Australia Pty Ltd with amendment by Ipswich City Council</i>	<i>20 August 2020 and amended by Ipswich City Council 9 September 2022</i>	<i>In accordance with Condition 17(d) Roadworks</i>

A full list of the updated approval details, conditions 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	Relevant Period
Reconfiguring a Lot (One (1) Lot up to a maximum of One Hundred (100) Lots and Four (4) Balance Lots	Development Permit	Approved subject to the conditions set out in Attachment A – Assessment Manager Conditions and Attachment B - Referral Agency Response including conditions	Four (4) years

2. **Referral Agencies**

The referral agencies for this application are:

Referral Agency	Referral Role	Aspect of Development Requiring Referral	Address
Department of Infrastructure, Local Government and Planning	Third Party Advice	Proposed Western Ipswich Bypass (WIB)	Ipswich SARA Office Post: PO BOX 129, IPSWICH QLD 4305 Email: IpswichSARA@dilgp.qld.gov.au Ph: 07 3432 2413

Note: Referral agency responses are attached to this decision notice and form part of this decision notice.

3. **Approved Plans, Specifications and Supporting Material**

The approved plans, specifications and supporting material 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; and
- (c) The approved plans are attached to this decision notice.

Table 1: Approved Plans/Specifications/Supporting Materials

APPROVED PLANS				
Plan No	Description & Revision No.	Prepared By	Date	Amendments Required
BRSS7381-000-10- 16 19 Sheet 1 of 3	Proposed Reconfiguration of Lot 329 on CH31264	LandPartners Pty Ltd	1 June 2022 11 December 2024	Q100 lines are applicable only as it relates to the stage 1 development footprint.
BRSS7381-000-10- 16 19 Sheet 2 of 3	Proposed Reconfiguration of Lot 329 on CH31264	LandPartners Pty Ltd	1 June 2022 11 December 2024	N/A
BRSS7381-000-10- 16 19 Sheet 3 of 3	Proposed Reconfiguration of Lot 329 on CH31264	LandPartners Pty Ltd	1 June 2022 11 December 2024	N/A
BRSS7381-000-11- 16 18	Proposed Road Hierarchy Plan of Lot 329 on CH31264	LandPartners Pty Ltd	1 June 2022 11 December 2024	N/A
BRSS7381-000-12- 16 18	Proposed Footpath Plan of Lot 329 on CH31264	LandPartners Pty Ltd	1 June 2022 11 December 2024	N/A
300320066-01-ROL-201	Stage 1 ROL Roadworks Typical Cross Sections Rev 1	SMEC Australia Pty Ltd	4 February 2020	N/A
30032066-01-ROL-SK16	Taylor's Road Proposed Upgrade Works, Rev 2	SMEC Australia Pty Ltd with amendment by Ipswich City Council	20 August 2020 and amended by Ipswich City Council 9 September 2022	In accordance with Condition 17(d) Roadworks

4. Preliminary Approval Affecting the Planning Scheme

Not applicable to this decision.

5. Codes for Self Assessable Development

Not applicable to this decision.

6. Other Necessary Development Permits and/or Compliance Permits

Further *development permits/compliance permits*, as required by the *Sustainable Planning Act 2009*, must be obtained in respect of any operational works in relation to this approval prior to the *signing of the plan of subdivision* pursuant to the *Sustainable Planning Act 2009*.

7. Details of any Compliance Assessment Required for Documents or Work in Relation to the Development

Permit/Certificate Type	Description of Development/works/document to be assessed	Condition reference
Compliance Certificate	Signing of Plan of Subdivision	Condition 4 – Subdivision Plan

8. Submissions

Not applicable to this decision.

9. Conflict with a Relevant Instrument and Reasons for the Decision Despite the Conflict

Not applicable to this decision.

10. When Development Approval Lapses

The relevant 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 relevant period is extended by the Assessment Manager pursuant to Chapter 6, Part 8, Division 5 of the *Sustainable Planning Act 2009* (Extending period of approvals), this development approval lapses in accordance with section 341 of the *Sustainable Planning Act 2009*.

11. When Section 242 Preliminary Approval Lapses

Not applicable to this decision.

12. Conditions of Assessment Manager (Ipswich City Council)

Refer to Attachment A for Assessment Manager conditions.

13. Trunk Infrastructure

The following trunk infrastructure is applicable to this development and is listed in the table below:-

Trunk Infrastructure	Conditions
<u>Park</u>	
Local Recreation Park	
Land required for Local Recreation Park (Proposed Lot 901)	Part 4 – Subdivision Plan and Condition 5(a) - Stages of Development
Embellishment required for Local Recreation Park (Proposed Lot 901)	Condition 5(a) – Stages of Development and Condition 22 – Detailed Park Plans
Local Linear Park	
Land required for Local Linear Park (Proposed Lots 902, 903 & 905)	Part 4 – Subdivision Plan and Condition 5(a) - Stages of Development
Embellishment required for Local Linear Park (Proposed Lots 902, 903 & 905)	Condition 5(a) – Stages of Development and Condition 22 – Detailed Park Plans

Note: Any works not specifically listed in the table above are not considered Trunk Infrastructure.

14. Infrastructure Charges

- (a) Refer to Annexure A of Attachment A for Council's infrastructure charges notice.
- (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.

15. Appeal Rights

Attachment C is an extract from the *Planning Act 2016* which details the applicant's appeal rights and the appeal rights of any submitters regarding this decision.

Attachment A
File No: 3633/2015/RAL

Location:

**116-162 Grieves Road, 176-200 and 148-174 Raysource Road, HAIGSLEA and 213
Taylors Road, WALLOON QLD 4306**

Proposal:

One (1) Lot into One Hundred (100) Lots and Four (4) Balance Lots

Assessment Manager (Ipswich City Council) Conditions
Conditions applicable to this approval under the Sustainable Planning Act 2009

No.	Condition	The time by which the condition must be met, implemented or complied with
1.	Basis of Approval	
	This approval incorporates as a condition, the applicant's common material (as defined in Schedule 3 – Definitions of the <i>Sustainable Planning Act 2009</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. Note: Any variation in the development from that approved herein may constitute assessable development pursuant to the <i>Sustainable Planning Act 2009</i>.	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>Sustainable Planning Regulation 2009</i>.	Prior to the assessment manager signing the relevant 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 following requirements: (i) Minimum 4m wide easements located centrally	Prior to the assessment manager signing the relevant subdivision plan.

	over proposed and existing stormwater drains, (375mm diameter or greater), where they are located within private property, granted free of cost to or compensation payable by Council. 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%. The applicant must grant, free of cost to or compensation payable by Council, an easement over all land (excluding that contained within approved open space) that is below the design flood inundation level from a storm event with an AEP of 1%. (ii) Easements of sufficient width to contain any fitting, access chamber etc. located on stormwater drains; (iii) Dedicate lot 901 to Council as Local Recreation Parkland and in accordance with Condition 5 – Stages of Development; (iv) Dedicate lots 902, 903 and 905 as Local Linear Parkland and in accordance with Condition 5 – Stages of Development; (v) Dedicate, free of cost or compensation payable by Council, lots 904 as drainage reserve in fee simple in trust; and 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.	
(b)	The waterway crossing must be located and designed to minimise earthworks within the future linear open space and minimise impact to native trees, in particular Brigalow <i>Acacia harpophylla</i> and Hoop Pines <i>Araucaria cunninghamii</i>. <i>**Impacts to trees should be assessed in accordance with AS 4970-2009 Protection of trees on development sites.</i>	In conjunction with the lodgement of operational works application for relevant stages.

5.	Stages For Reconfiguration	
(a)	The applicant must undertake the staging of the development sequentially in accordance with an approved development plan and the relevant lots per stage/sub-stage approved therein. Specifically, the approved sub-stages are: Stage 1A: STAGE 1B: STAGE 1D: Total lots – 29 Total Lots – 47 Total Lots – 24 Lots $\leq 450\text{m}^2$ – 1 Lots $\leq 450\text{m}^2$ – 18 Lots $\leq 450\text{m}^2$ – 14 Lots $> 450\text{m}^2$ – 28 Lots $> 450\text{m}^2$ – 29 Lots $> 450\text{m}^2$ – 10	In conjunction with the lodgement of the application to sign the subdivision plan for each stage/sub-stage.
(b)	The applicant must service each stage of the development independently.	From the commencement of the construction of the development and at all times thereafter.

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: (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.

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)	The applicant must ensure that entry walls or features are: (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.	Access	
	Direct vehicular access to all proposed lots that adjoin Taylors Road is prohibited.	Prior to the assessment manager signing the relevant subdivision plan and at all times thereafter.

10	Road and Footpath Hierarchy Plan	
	The applicant must submit detailed design of road and footpath priorities within Stage 1 to the assessment manager generally in accordance with the plans (Proposed Footpath Plan, Proposed Road Hierarchy Plan and Roadworks Typical Cross sections) outlined in part 3 of the development permit.	In conjunction with the lodgement of operational works application for relevant stages.

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 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.

12.	Street-lighting	
(a)	The applicant must provide street lighting for all roads 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 road as footpaths, unless otherwise approved by the assessment manager.	Prior to the assessment manager signing the relevant subdivision plan.

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 for each relevant.

14.	Lots Addressing Taylors Road	
	The applicant must submit to the assessment manager for written approval conceptual earthworks design drawing demonstrating that all lots adjoining Taylors road adequately facilitate future residential development that addresses Taylors Road in accordance with <i>Implementation Guideline 21 – Appropriate Visual and Acoustic Treatment of Roadways</i> .	In conjunction with the lodgement of the first development application for operational works that creates the related road.

15.	Utility Services	
(a)	The applicant must connect each proposed lot to reticulated water supply, sewer infrastructure, and underground electricity supply and telecommunication (cable service) utilities. 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.	Prior to the assessment manager signing the relevant subdivision plan.
(b)	The applicant must provide to the assessment manager written evidence (e.g. connection certificates) from each particular service provider stating either that each Lot has been connected to applicable utility service or has a current supply agreement.	Prior to the assessment manager signing the relevant subdivision plan.

16.	Access, Parking and Manoeuvring Areas	
	No vehicular access must be permitted from proposed arterial or non-access trunk collector roads.	Prior to the assessment manager signing the relevant subdivision plan and at all times thereafter.

17.	Roadworks	
(a)	The applicant must submit detailed design to the assessment manager for all internal roads to service all proposed allotments generally in accordance with the plan required by Condition 10 – Road and Footpath Hierarchy Plan and Roadworks Typical Cross Sections, Drawing No: 30032066-01-ROL-201 Rev 1, prepared by SMEC dated 4 February 2020.	In conjunction with the lodgement of operational works application for relevant stages.
(b)	The applicant must construct all roads, footpaths, cycleways and road priorities in accordance with the approved design as required by (a) above.	Prior to the assessment manager signing the subdivision plan for relevant stages.

(c)	The applicant must submit detailed design to the assessment manager for the upgrade of Taylors Road to the full frontage of the Stage 1 development extending up to the intersection of Kamp Road the standard as specified within SMEC's Drawing No: 30032066-01-ROL-SK16, Rev 2 dated 20/07/2020 with the amendments as per the Council's Mark-ups. The design must incorporate the intersection design of Taylors Road and proposed access to the development as required in Condition 18(a) of this approval below.	In conjunction with the lodgement of first operational works application for the development.
(d)	The applicant must upgrade Taylors Road in accordance with the approved design as required by (c) above.	Prior to the assessment manager signing the subdivision plan for Stage 1A.

18.	Traffic – Road Network Upgrade	
(a)	The applicant must submit detailed design for the intersection of Taylors Road and proposed access to the development in accordance with the Traffic Note prepared by Holland Traffic Consulting Pty Ltd dated 19 August 2020 and Taylors Road Ultimate Roundabout Layout, Drawing No: 30032066-02-SK-007 Rev 3, prepared by SMEC dated 20 March 2020.	In conjunction with the lodgement of first operational works application for the development
(b)	The applicant must construct the intersection to service the development at the new access road and Taylors Road intersection in accordance with the approved roundabout design as required by (a) above.	Prior to the assessment manager signing the subdivision plan for Stage 1A.

19.	Street-lighting	
	The applicant must provide street lighting for all roads, cycleways and pathways for the proposed development and at the intersection of the new access road and Taylors Road.	Prior to the assessment manager signing the relevant subdivision plan.

20.	Bus Stops	
	The applicant must provide bus stop and associated infrastructure for Stage 1 development area generally in accordance with drawing number BRSS7381-000-35-4, titled 'Proposed Bus Stop Location, Taylors Road, Walloon, prepared by Landpartners dated 05/12/2019 and supported by Traffic Note prepared by Holland Traffic Consulting Pty Ltd dated 19 August 2020. The applicant must demonstrate through the submission of a technical note prepared by a RPEQ experienced in traffic engineering that the proposed road layout is designed to facilitate the connection of future stages	Prior to the assessment manager signing the subdivision plan for Stage 1A.

	to the east from the proposed roundabout intersection within Stage 1A can achieve the largest anticipated vehicle movements. The applicant must suitably amend the proposed plan in the event the proposal does not meet the above requirement.	
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21.	Stormwater Quantity Management	
(a)	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%. 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.	Prior to the assessment manager signing the relevant subdivision plan.
(b)	The applicant must design stormwater quantity management infrastructure for the proposed development generally in accordance with the recommendations of Flood and Stormwater Management Plan (FSMP), Revision 2 prepared by SMEC dated 24 September 2020 and Engineering Response to Council's Further Information Request prepared by SMEC dated 24 September 2020.	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 Council approved SWMP recommendations as required by Condition (b) above.	Prior to the assessment manager signing the subdivision plan for relevant stages.
(d)	The applicant must provide an allotment drainage system which is designed in accordance with QUDM and not less than Level III.	Prior to the assessment manager signing the relevant subdivision plan.
(e)	The applicant must discharge stormwater runoff from proposed development to lawful point of discharge in accordance with QUDM.	Prior to the assessment manager signing the relevant subdivision plan.
(f)	The applicant must provide screen or external barriers / fencing in accordance with the approved safety audit recommendations as required by Condition 28(c).	Prior to the assessment manager signing the relevant subdivision plan.

22.	Detailed Park Plans	
(a)	The applicant must submit to the assessment manager for written approval a detailed park plan for the local linear parkland (lots 902, 903 and 905) and the local recreation park (lot 901), in accordance with the following requirements:	In conjunction with the lodgement of related application for operational works.

	(i) The pedestrian pathway network (on and off road pathways) is to be highly legible to users and ensure that appropriate landscape treatment and signage (including all necessary maps, naming, way-finding, disability and interpretive signage) is provided at all entry, exists and other appropriate locations along the pathway; (ii) Stormwater conveyance over pathways is not acceptable. Culverts, pipes or bridge structures and necessary erosion protection must be provided at locations where pathways cross a stormwater flow path; (iii) Where required, bollards and locking rails must be installed to restrict vehicular access to only maintenance and service vehicles. Consideration is to be given to any existing vehicle tracks and whether such tracks need deterrent treatment (or otherwise approved equivalent barriers. e.g. Sandstone boulders etc); (iv) Turf batters must not exceed 1:6. Planting batters must not exceed 1:3; (v) Trees along pathways must be provided at a density to ensure maximum shade cover to pedestrians and cyclists; (vi) Trees on the northern side of playgrounds and other nodes are recommended to maximise shade provision; (vii) All signage within public open space is to be in accordance with ICC's Parks Signage manual. All signage within natural areas is to be in accordance with ICC's Natural Area Signage manual; (viii) In order to provide ease of maintenance access, all turf areas must have a minimum or unobstructed width of 3m; (ix) Unless otherwise varied by the conditions of this approval, the applicant must ensure that the	
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	parks comply with all of the Desired Standards of Service outlined in the Planning Scheme Policy 3 - General Works, Part 3 of the <i>Ipswich Planning Scheme 2006</i>; (x) Declared plants, environmental weeds and rubbish must be removed; (xi) Dead trees must be removed and dangerous trees made safe within 10.0m of allotments, pathways or playgrounds; (xii) Open areas must be grassed and left in a mowable condition; (xiii) Grassed areas must be free of rocks, stumps, humps and hollows with a maximum gradient of 1:6; (xiv) Disturbed areas must be revegetated using indigenous plant species; (xv) A cleared 4.0m wide mowable fire break strip must be formed between allotments and reserves; (xvi) All rubbish must be removed from parkland; (xvii) Parkland must be freely and safely drained; (xviii) No overburden or spoil shall be pushed or deposited into parkland; (xix) Water/ power service must be provided to the park; and (xx) There must be no removal of soil or filling around trees.	
(b)	The applicant must undertake all works in accordance with the approved park plans.	Prior to the assessment manager signing the relevant subdivision plan.
(c)	Any areas within park that are disturbed as a result of civil works and which are not already detailed on the approved plans must be rehabilitated consistent with the adjacent landscaped area in the park.	Prior to the assessment manager signing the relevant subdivision plan.

23.	Vegetation Assessment Plan	
(a)	The applicant must submit to the assessment manager for approval a Vegetation Assessment Plan (VAP) in accordance with section 1.6(A) of the Ipswich Planning Scheme Policy 2 – Information Local Government May Request. The VAP must comply with all other conditions of this approval and must include, but is not limited to, the following items: (i) Identify all trees within 20m of any works or infrastructure required for Stage 1 on an appropriately scaled plan that includes, but is not limited to; identify species, diameter at breast height (dbh) and shows individual Tree Protection Zones TPZ. (ii) Use the information ascertained in 23(a)(i) above to inform the detailed design of the layout, whereby retention of mature trees, in particular, Brigalow <i>Acacia harpophylla</i> and Hoop Pines <i>Araucaria cunninghamii</i> is a priority.	In conjunction with the lodgement of the first operational works application associated with this approval.
(b)	The applicant must demonstrate that the amended development layout required by Condition 4 – Subdivision Plan addresses retention of native vegetation through site design and adaptive earthworks strategies in response to 23(a) above. This must be achieved by, at a minimum; (i) Submitting an appropriately scaled plan that overlays the amended development layout, earthworks and tree data. Clearly identifying which trees are encroached by any proposed works and which trees will be retained and which will be removed. <i>Impacts to trees from the new layout should be assessed in accordance with AS 4970-2009 Protection of trees on development sites.</i> (ii) Provide details of all operational works likely to impact on existing vegetation; (iii) For trees to be retained, Identify areas that will require temporary and permanent exclusion and protection fencing;	In conjunction with the lodgement of the first operational works application associated with this approval
(c)	The VAP must be prepared and signed by a suitably qualified environmental consultant as being in accordance with the planning scheme and this development approval.	Prior to the lodgement of the first development application for operational works.

24.	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.
(b)	In order to demonstrate compliance with (a) the applicant must submit for written approval by the assessment manager, a stormwater quality management plan (SQMP). The SQMP must include the following items: (i) Demonstrate stormwater runoff associated with the development achieves the water quality objectives outlined in Table 2.3.1 of Council's Planning Scheme Policy 3 - General Works prior to discharge from the site (ii) Where MUSIC modelling is undertaken in order to demonstrate compliance with the above referenced objectives, an electronic copy of the MUSIC.sqz file must be submitted to the assessment manager for review. (iii) The applicant must submit operational works drawings showing the final locations and cross sections of stormwater infrastructure in accordance with the approved SQMP, with no infrastructure within the Linear Open Space, as defined in Condition 25 – Future Linear Open Space (LOS), other than outlets as approved by council and section 2.3.5 of Planning Scheme Policy 3 – General Works	In conjunction with the lodgement of the first operational works application associated with this approval

25.	Rehabilitation Plan	
(a)	The applicant must submit to the assessment manager for approval a Rehabilitation Plan for the area of waterway corridor impacted by any works associated with Stage 1: (i) Clear delineation on the plan showing the entire area to be stabilised in accordance with the Ipswich City Council Riparian Corridor Revegetation Guideline. Areas retained for stormwater treatment devices must also be clearly marked and the applicant must demonstrate that stormwater quality treatment areas are external to the LOS;	In conjunction with the lodgement of the first operational works application associated with this approval.

	(ii) A fully scaled plan showing all works proposed; (iii) An assessment of trees to be retained within the Future Linear Open Space undertaken by a suitably qualified level V arborist in accordance with AS 4970-2009 Protection of trees on development sites and inclusive of a risk assessment of the viability of the trees to be retained within a Linear Open Space environment; (iv) A list of environmental and declared weeds with a staged plan of removal, including weed mapping to show locations, species and density of weed infestation. Weed infestations providing temporary native fauna habitat should be recognised. For example dense <i>Lantana camara</i> provides protective and foraging habitat for small avifauna and ground dwelling mammals. The weed removal plan should incorporate a mosaic pattern of work areas to allow gradual relocation of fauna and minimisation of erosion risk; (v) Mapping of native plant community resilience, showing areas considered likely to spontaneously regenerate following weed control and areas needing re-shaping, de-compaction and/or supplementary revegetation; (vi) For areas requiring supplementary planting or complete revegetation for stabilisation planting must achieve a density of at least one plant per square metre. Revegetation plans must utilise Council's Vegetation Communities Rehabilitation Guide 2 Alluvial Flats, Watercourses & Wetlands or indigenous species appropriate to local environment conditions; (vii) The Rehabilitation Plan must include actions that have achievable and measurable targets (e.g. the current percentage cover and proposed percentage weed cover, erosion sites stabilised, survival rates of revegetation etc.) and timeframes to allow tracking of targets. An adaptive management approach must be outlined within the plan enabling information gathered during inspections to be fed back into the plan and tailor the plan accordingly; and (viii) The Rehabilitation Plan must contain milestones linked to each Sub-stage of the development to	
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	be achieved prior to the plan sealing of the relevant stage.	
(b)	The applicant must rehabilitate the area in accordance with the phased sub stage milestones set out in the Rehabilitation Plan submitted in accordance with 25(a) above.	Prior to the assessment manager signing the relevant subdivision plan.

26.	Nil Net Loss	
	The applicant must pay a monetary contribution to the assessment manager to ensure a nil net loss of mature native vegetation in accordance with Section 7 of Implementation Guideline 19 – Vegetation Retention of the <i>Ipswich Planning Scheme</i> . The monetary contribution must be paid in accordance with section 6.5.1 (or equivalent) of Council's Fees and Charges applicable at the date when payment is made.	Prior to the lodgement of the application to sign the subdivision plan.

27.	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 first application for operational works and during construction.

28.	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 first application for operational works.
(b)	The applicant must submit to the assessment manager a design for development infrastructure and structures which comply with the recommendations of the Geomorphic Assessment (LEG1601_R_1_v3-0.dox) prepared by Hydrobiology and dated 10/10/2016.	In conjunction with the lodgement of the first application for operational works for Stage 1A, 1B and 1D.
(c)	The applicant must submit to the assessment manager a safety audit for the drainage infrastructure (inlet and outlet structures, basin etc) and earth retaining structures, which is certified by a RPEQ and prepared in accordance with AS/NZS ISO 31000:2009 'Risk Management – Principles and Guidelines' and QUDM.	In conjunction with the lodgement of the first application for operational works.
(d)	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 first application for operational works.

29.	Design Certifications	
(a)	The applicant must submit to the assessment manager a RPEQ (structural) certification stating that all proposed infrastructure has been designed in accordance with the recommendations of the Geomorphic Assessment (LEG1601_R_1_v3-0.dox) prepared by Hydrobiology and dated 10/10/2016.	In conjunction with the lodgement of the application for operational works for relevant stages.
(b)	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 for relevant stages.

30.	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.

31.	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.	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 (2007 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)	DTMR - Department of Transport and Main Roads	
(e)	DSDIP – Department of State Development, Infrastructure and Planning	
(f)	AEP – Annual Exceedance Probability - used to define flood frequency and severity	
(g)	AHD - Australian Height Datum (m)	
(h)	Internal works - works performed within private property and includes but is not limited to, earthworks, driveways and stormwater management systems.	

(i)	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.
2.	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.
3.	Section 245 of the Sustainable Planning Act 2009 Pursuant to section 245 of the <i>Sustainable Planning Act 2009</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.
4.	Bonds 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> . 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.
5.	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.
6.	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, Population and Communities (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.
7.	Proximity of Earthworks to Adjoining Property 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.

8.	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.
9.	Telecommunication Conduit Infrastructure
	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'.
10.	Road Corridor Permit
	The applicant is advised to seek approval from the Department of Transport and Main Roads under Sections 33 and 62 of the <i>Transport Infrastructure Act 1994</i> prior to undertaking any physical works within or adjacent to the boundary of the State-controlled road. These approvals are issued under the <i>Transport Infrastructure Act 1994</i> and constitute a separate process to seeking a Development Permit issued under the <i>Sustainable Planning Act 2009</i> . Please contact the Department of Transport and Main Roads Metropolitan office for further information via email: Metropolitan_Corridor_Management@tmr.qld.gov.au or telephone (07) 3066 6759.
11.	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. Accompanied by the relevant assessment fee. For further information. Please contact the Planning and Development Department on (07) 3810 6888.
12.	Portable Long Service Leave
	Where the works are valued at \$150,000.00 or more and match the definition of Building and Construction Industry, the <i>Building and Construction Industry (Portable Long Service Leave) Act 1991</i> requires that evidence of payment of the portable long service leave (QLeave) Levy be received by Council as a condition of issuing a development permit. This applies to building works, operational works and plumbing and drainage works applications, as defined under the <i>Sustainable Planning Act 2009</i>. If such evidence is not received by the time of issuing the decision notice, Council may only issue a preliminary approval, notifying the applicant that the application is approved, but not permitting commencement of Operational Works. All statutory timeframes applying under the <i>Sustainable Planning Act 2009</i> for appeals and expiry of the approvals continue in force after issuing of the Decision Notice containing the Preliminary Approval. If a Preliminary Approval is issued in the absence of evidence of payment of the QLeave Levy, a subsequent Development Permit will have to be issued by Council upon receipt of evidence of payment. This will require a new application and fees will apply.

	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.
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13.	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 Sustainable Planning Act 2009 and the Sustainable Planning Regulation 2009 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. 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.

14.	Future Dual Occupancies
	The location of proposed future dual occupancies must be identified by the applicant as outline in the conditions herewith however, pursuant to the <i>Ipswich Planning Scheme 2006</i>, the preferred minimum allotment size for a dual occupancy lot is 800m². Future applications on all nominated allotments will require detailed assessment against the provisions of the <i>Ipswich Planning Scheme 2006</i>. Further, any dual occupancies proposed on lots less than 800m² will be required to follow the Impact Assessment process as outlined in the <i>Sustainable Planning Act 2009</i> (or as otherwise stated in the assessment categories and relevant assessment criteria of the relevant zone code at the time of lodgement of such application).

15.	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.

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, Population and Communities (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.

17.	Fire Ants
(a)	In accordance with the <i>Biosecurity Act 2014</i> and the <i>Biosecurity Regulation 2016</i>, fire ant biosecurity zones were established effective 1 July 2016 by the State of Queensland to prevent the spread of the Red Imported Fire Ant (ant species <i>Solenopsis invicta</i>) and to eradicate it from the State.

(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. It should be noted that works involving movements of all materials associated with earthworks (import and export) within a fire ant biosecurity zone is subject to movement controls and failure to comply with the regulatory provisions is an offence under the <i>Biosecurity Act 2014</i> . The Fire Ant Biosecurity Zones, as well as general information can be viewed on the Department of Agriculture and Fisheries website www.daf.qld.gov.au/fireants .
(c)	The land over which you have made a development application is within a fire ant biosecurity zone. The presence of Fire Ants on the site may affect the nature, form and extent of works permitted on the site. In view of this it will be necessary for you to contact Biosecurity Queensland to investigate the site and for you to implement any necessary matters required prior to the commencement of any works.

18.	Future Open Space
	Any future open space proposed to be dedicated to Council must be approved by the assessment manager subject to the applicant demonstrating compliance with Planning Scheme Policy 3 – General Works and the relevant Desired Standards of Service.

Attachment C

Appeal Rights

The *Planning Act 2016* commenced on 3 July 2017. Whilst this decision notice has been issued under the *Sustainable Planning Act 2009*, having regard to the transition provisions in the *Planning Act 2016*, your appeal rights arise under the *Planning Act 2016*. An extract of your appeal rights taken from the *Planning Act 2016* is attached.

APPEAL RIGHTS

Applicant appeal rights

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

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

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

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

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

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

Concurrence/Advice agency appeal rights

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Submitter appeal rights

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

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

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

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

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

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

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