

Your reference
Our reference 7317/2025/OW
Contact Officer Frank Fan
Telephone 07 3810 7823



Ipswich City Council

1 Nicholas Street
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SMEC Australia Pty Ltd
tim.wood@smec.com

8 September 2025

Dear Sir/Madam

Re: Development Application – Approval

Application Number: 7317/2025/OW

Proposal: Road Work, Drainage Work, Stormwater, Earthworks,
Water Infrastructure, Sewage Infrastructure, Clearing
Vegetation

Property Location: 213 Taylors Road, WALLOON QLD 4306

I refer to the above development application which was decided on [DATE].

Enclosed with this letter is:

Decision Notice, including:

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

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

Yours faithfully

A handwritten signature in blue ink, appearing to read 'Earl Van Niekerk'.

Earl Van Niekerk
ACTING ENGINEERING DELIVERY EAST MANAGER

Our Reference 7317/2025/OW
Contact Officer Frank Fan
Telephone 07 3810 7823



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

Decision notice date: 8 September 2025

Applicant details

Applicant name: SMEC Australia Pty Ltd

Applicants contact details: tim.wood@smec.com

Application details

Application number: 7317/2025/OW

Approval sought: Operational Works

Details of proposed development: Road Work, Drainage Work, Stormwater, Earthworks, Water Infrastructure, Sewage Infrastructure, Clearing Vegetation

Date application received: 9 July 2025

Site details

Street address: 213 Taylors Road, WALLOON QLD 4306

Real property description: Lot 1 SP 350918

Decision

Date of decision: 8/09/2025

Decision Authority: ACTING ENGINEERING DELIVERY WEST MANAGER

1. Decision Details

Development	Road Work, Drainage Work, Stormwater, Earthworks, Water Infrastructure, Sewage Infrastructure, Clearing Vegetation
Approval Type	Development Permit
Decision	Approved in full subject to the conditions set out in Attachment A
Currency Period	Two (2) Years

2. Conditions of Assessment Manager (Ipswich City Council)

Refer to Attachment A for Assessment Manager conditions.

3. Referral Agencies

Not applicable to this decision

4. Approved Plans Specifications and Drawings

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

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

APPROVED PLANS				
Plan No	Description & Revision No.	Prepared By	Date	Amendments Required
30032066-02-100	General Cover Sheet – Rev A	SMEC	08/07/2025	As Show on the Plan
30032066-02-110	General Notes – Rev A	SMEC	08/07/2025	N/A
30032066-02-120	Bulk Earthworks Layout Plan – Rev A	SMEC	08/07/2025	As Show on the Plan
30032066-02-140	Bulk Earthworks Sections – Rev A	SMEC	08/07/2025	As Show on the Plan

30032066-02-141	Bulk Earthworks Retaining Wall Details – Rev A	SMEC	08/07/2025	As Show on the Plan
30032066-02-200	Roadworks Layout Plan – Rev A	SMEC	08/07/2025	As Show on the Plan
30032066-02-210	Control Line Setout Layout Plan – Rev A	SMEC	08/07/2025	N/A
30032066-02-211	Control Line Setout Tables – Rev A	SMEC	08/07/2025	N/A
30032066-02-220	Roadworks Road 5,6 & 22 Longitudinal Section – Rev A	SMEC	08/07/2025	N/A
30032066-02-240	Roadworks Road 6 Cross Sections Sheet 1 of 2 – Rev A	SMEC	08/07/2025	N/A
30032066-02-241	Roadworks Road 5, 6 & 22 Cross Sections Sheet 1 of 2 – Rev A	SMEC	08/07/2025	N/A
30032066-02-260	Roadworks Intersection Details Sheet 1 of 2 – Rev A	SMEC	08/07/2025	As Show on the Plan
30032066-02-261	Roadworks Intersection Details Sheet 2 of 2 – Rev A	SMEC	08/07/2025	As Show on the Plan
30032066-02-280	Roadworks Signage & Line marking – Rev A	SMEC	08/07/2025	N/A
30032066-02-300	Stormwater Layout Plan – Rev A	SMEC	08/07/2025	N/A

30032066-02-320	Stormwater Catchment Layout Plan– Rev A	SMEC	08/07/2025	N/A
30032066-02-330	Stormwater Longitudinal Sections Sheet 1 of 2 – Rev A	SMEC	08/07/2025	N/A
30032066-02-331	Stormwater Longitudinal Sections Sheet 2 of 2 – Rev A	SMEC	08/07/2025	N/A
30032066-02-340	Stormwater Calculation Table – Rev A	SMEC	08/07/2025	N/A
30032066-02-601	Combined Services Layout Plan– Rev A	SMEC	08/07/2025	As Show on the Plan

5. Further Development Permits

Not applicable to this decision.

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

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

7. Appeal Rights

Applicant’s Appeal Rights

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

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

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

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

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

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

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

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

Attachment A
Assessment Manager's Conditions
File No: 7317/2025/OW
Location: 213 Taylors Road, WALLOON QLD 4306
Proposal: Road Work, Drainage Work, Stormwater, Earthworks, Water
Infrastructure, Sewage Infrastructure, Clearing Vegetation

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	
	This approval incorporates as a condition, the applicant's common material (as defined in <i>Schedule 24 – Dictionary of the Planning Regulation 2017</i>) for the application and adherence to all relevant Council Local Laws and/or the <i>Ipswich City Plan 2025 (including Schedule 6: Planning Scheme Policies)</i> 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>Planning Act 2016</i>.	From the commencement of the construction of the development until the development has been declared compliant with the relevant approvals and accepted off maintenance by the assessment manager.

2.	Development Plans & Supporting Material	
	The applicant must undertake the development generally in accordance with the approved plans and supporting material outlined in part 4 of this development permit.	From the commencement of the construction of the development until the development has been declared compliant with the relevant approvals and accepted off maintenance by the assessment manager.

3.	Hours of Construction	
	Unless otherwise approved in writing by the assessment manager construction works must only occur within the hours as defined in <i>Ipswich City Plan 2025 Table 9.4.2.3.2</i> .	At all times during construction activities and until works are accepted off maintenance.

4.	Construction Standard and Requirements	
(a)	The applicant must comply with the requirements of <i>Ipswich City Plan 2025 – Schedule 6.2: General Works and Infrastructure Planning Scheme Policy</i> when undertaking all public (municipal) works and earthworks (including earth retaining structures).	At all times during construction activities and until works are accepted off maintenance.

(b)	The applicant must construct all works in accordance with the recommendations of the submitted DSMP and E&SCP.	At all times during construction activities and until works are accepted off maintenance.
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5.	Construction Pre-requisites	
(a)	The applicant must comply with pre-start meeting and construction pre-requisite requirements, including provision of relevant bonds and amended drawings, as detailed in <i>Ipswich City Plan 2025 – Schedule 6.2: General Works and Infrastructure Planning Scheme Policy Part 6, Division 2</i> .	Prior to commencement of any construction.
(b)	The applicant must take due regard of all existing services when undertaking works associated with this development.	At all times during construction activities and until works are accepted off maintenance.
(c)	The applicant must alter any services when the relevant authority or assessment manager determines that works associated with this development has an impact upon any existing services.	At all times during construction activities and until works are accepted off maintenance.
(d)	The applicant must install sign/s which display the business and after hours contact phone numbers of the applicant, supervising/consulting engineer and contractor as well as the relevant operational works application number in accordance with the following: (i) Dimensions not less than 900mm high and 1200mm wide; (ii) Minimum 300mm above the ground; (iii) Within 1500mm of the property boundary of the development site; (iv) At every location where the development site fronts on to a formed road; (v) Made of weatherproof and durable materials; (vi) All details displayed with a minimum lettering height of 40mm and in bold text (approximately 147 point Arial bold font).	Prior to commencement of any construction and until works are accepted on maintenance.

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

7.	Roadworks	
(a)	The applicant must obtain written approval from the	Prior to the assessment manager

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

8.	Fauna Management	
(a)	The applicant must engage a spotter catcher licensed under the <i>Nature Conservation Act 1992</i> by the Department of Environment and Science, to assess the site, supervise any vegetation removal and ensure that any native fauna (<i>including native bees</i>) has been identified, relocated and discouraged from returning prior to habitat disturbance.	Prior to the commencement of any vegetation clearing works.
(b)	The applicant must provide to the assessment manager the name and contact details for the spotter catcher mentioned at (a) above engaged by the applicant to carry out the works.	A minimum of seven (7) days prior to commencement of vegetation clearing works.
(c)	The applicant must submit to the assessment manager a report prepared by the appointed spotter catcher mentioned at (a) above detailing the following items: (i) Catalogue of native fauna identified pre and post vegetation clearing works including species taken from hollows; (ii) Documented preventative and remedial actions put in place to ensure no harm to the species; (iii) <i>Confirmation of compliance with sequential clearing requirements of koala habitat trees in accordance with the Nature Conservation Act 1992;</i> (iv) Confirmation no vegetation clearing works occurred without supervision from the spotter catcher; (v) Detail a log of all species taken to a vet, wildlife hospital or equivalent for treatment as a consequence of injury following clearing works.	Within <i>five (5) business days</i> of the completion of any stage of vegetation clearing works and prior to commencement of any vegetation clearing works for the subsequent stage.

9.	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	Prior to the pre-start meeting

	documentation must be submitted to the assessment manager.	
(b)	The applicant must provide sediment and erosion control management (which includes deposition by both water and air) measures and facilities in accordance with a currently endorsed E&SCP.	Prior to the commencement of any construction, and at all times during the construction (including vegetation clearing) and operational (maintenance) phases of the development.
(c)	The applicant must not undertake any works, including implementation works concerning erosion and sediment control unless there is a corresponding current RPEQ endorsed E&SCP.	At all times during the construction (including vegetation clearing) and operational (maintenance) phases of the development.
(d)	The applicant must provide suitable stormwater control measures (such as extended sediment ponds) that ensure the site runoff peak flows for the 1 year and 100 year ARI events do not exceed corresponding pre-development peak flows.	At all times during the construction (including vegetation clearing) and operational (maintenance) phases of the development.

10.	Municipal Works Completion Requirements	
(a)	The applicant must provide all quality assurance documentation, ADAC (As Design As Constructed) As-Constructed information, engineering certifications and any associated documentation required in accordance with <i>Ipswich City Plan 2025 – Schedule 6.2: General Works and Infrastructure Planning Scheme Policy, Part 10 Maintenance</i> .	Prior to the assessment manager signing the subdivision plan
(b)	The applicant must submit written clearance(s) by the relevant property owners to the assessment manager for all works on land under separate ownership stating that the works have been completed to the owner's satisfaction. Where written clearances are not able to be provided by the land owner, the works must be completed to the Assessment Manager's satisfaction.	Prior to the assessment manager signing the subdivision plan
(c)	The applicant must submit relevant survey point data 'as constructed' information to the Assessment Manager detailing the landform modification.	Prior to the assessment manager signing the subdivision plan

11.	Close Circuit Television (CCTV) Inspection of Stormwater Infrastructure	
(a)	All stormwater infrastructure including inter-allotment drainage must be inspected by closed circuit television (CCTV) and report including the video footage provided to the Assessment Manager. CCTV inspection and reporting must be carried out in accordance with the latest version of <i>Conduit Inspection Reporting Code of Australia WSA 05 – 2013</i> . CCTV Inspection surveys are to be carried out by qualified and experienced CCTV operators with appropriate equipment.	With the request for on and off maintenance inspection/acceptance by Council.

	Note: The CCTV inspection is to be carried out only after the site construction work is practically completed and all the stormwater infrastructure flushed clean.	
(b)	The supervising engineer must provide a certificate to the Assessment Manager certifying that the engineer has reviewed the CCTV report and video footage and it represent the true condition of underground stormwater infrastructure.	With the request for on and off maintenance inspection/acceptance by Council.

SPECIAL ADVICES

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)	UU – Urban Utilities – trading name of the Central SEQ Distributor-Retailer Authority, providing water services to Ipswich City under the <i>South-East Queensland Water (Distribution and Retail Restructuring) Act 2009</i> .
(c)	DSMP – Dispersive Soil Management Plan which is prepared in accordance with Council Implementation Guideline # 28 and certified by a suitably qualified and experienced professional (RPEQ or Soil Scientist).
(d)	E&SCP – Erosion & Sediment Control Management Plan which is prepared in accordance with Council Planning Scheme Policy 3 and certified by RPEQ or CPESC.
(f)	QUDM – The <i>Queensland Urban Drainage Manual (2007 Edition)</i> , produced by the Queensland Department of Environment and Science
(l)	AEP – Annual Exceedance Probability - used to define flood frequency and severity
(m)	AHD - Australian Height Datum (m)
(n)	Internal works - works performed within private property and includes but is not limited to, earthworks, driveways and stormwater management systems.
(o)	External municipal works - works external to the development and located in dedicated public areas, for example existing road or drainage reserve, or private property not owned by the applicant.
(p)	CPESC – Certified Practitioner in Erosion and Sediment Control.

2.	Operational Works Drawings
	Council has reviewed the operational works drawings in relation to the proposed works, to ensure that the design conforms to the engineering conditions of the development permit 3289/2020/RAL dated <i>11/08/2021</i> . A detailed check of the calculations and drawings has not been undertaken, as they must be certified by a RPEQ. Council reserves the right to require further amendments and/or additions at a later date should design errors or omissions become apparent in regard to the works relevant to this operational works approval.

3.	Bonds
	In relation to any bonds required in accordance with <i>Ipswich Plan 2025</i> and conditions of security payment, relevant details can be found online at http://www.ipswichplanning.com.au/development-planning/development-planning-information . Council's preference is for bonds to be submitted by way of a Bank Guarantee.

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

5.	Portable Long Service Leave
	Where the proposed works (civil and landscaping) are valued at \$150,000 or more and match the definition of Building and Construction Industry, the <i>Building and Construction Industry (Portable Long Service Leave) Act 1991</i> requires that evidence of payment of the Portable Long Service Leave (QLeave) Levy be received by Council as a condition of issuing a development permit. This applies to building works, operational works and plumbing and drainage works applications, as defined under the <i>Planning Act 2016</i> . 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.

6.	UU Network Access Permits
	UU operate a Network Access Permit scheme which ensures that the Control Centre and the Customer Contact Centre understand planned activities being conducted on the network. To carry out work on or near UU assets, it is required that a valid Network Access Permit is obtained. To find out more information and links to obtaining a Network Access Permit, please visit https://www.urbanutilities.com.au/network-upgrades/working-on-our-network/network-access-permits

7.	Asbestos Removal
	All material containing asbestos including, wall sheeting, eave lining, roofing, and flooring must be removed in accordance with the requirements of the 2005 NOHSC Code of Practice for the Management and Control of Asbestos in Workplaces. Advice on asbestos may be sought from Queensland Government at http://www.worksafe.qld.gov.au/asbestos or on telephone number 1300 362 128.

8.	Contaminated Land
	The applicant must ensure all land to be dedicated to Council is not listed on either the Contaminated Land Register or the Environmental Management Register prior to dedication. In this regard the applicant must be responsible for all works associated with

	the removal of any land to be dedicated to Council from these registers. The applicant must provide details to Council demonstrating that the requirements of this condition have been met in conjunction with the lodgement of the application to sign the plan of subdivision.
9.	Koala Protection
	<i>The Commonwealth has listed the Koala populations in Queensland, New South Wales and the Australian Capital Territory as 'vulnerable' under the Environment Protection and Biodiversity Conservation Act 1999 (EPBC Act), accordingly Koalas in Queensland are protected under national environment law. Refer to the Australian Government – Department of the Environment and Energy (phone: 1800 803 772) for further information to determine whether current or future works associated with your development proposal may require environmental approval from the Commonwealth.</i>
10.	Hazardous Substances
	Where dangerous goods are stored on site, compliance with the <i>Queensland Work Health and Safety (WHS) Act 2011</i> is required. Enquiries regarding the storage of dangerous goods can be made by contacting Workplace Health and Safety Queensland on 1300 369 915.
11.	Road Corridor Permit
	The applicant is advised to seek approval from the Department of Transport and Main Roads under Sections 33 and 62 of the <i>Transport Infrastructure Act 1994</i> prior to undertaking any physical works within or adjacent to the boundary of the State-controlled road. These approvals are issued under the <i>Transport Infrastructure Act 1994</i> and constitute a separate process to seeking a Development Permit issued under the <i>Planning Act 2016</i> . 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.
12.	Operational Works Construction Fees
	The applicant is required to pay the Operational Works Construction Fees in accordance with Section 5.1.1(b) of Council's Fees and Charges Policy prior to the prestart meeting.